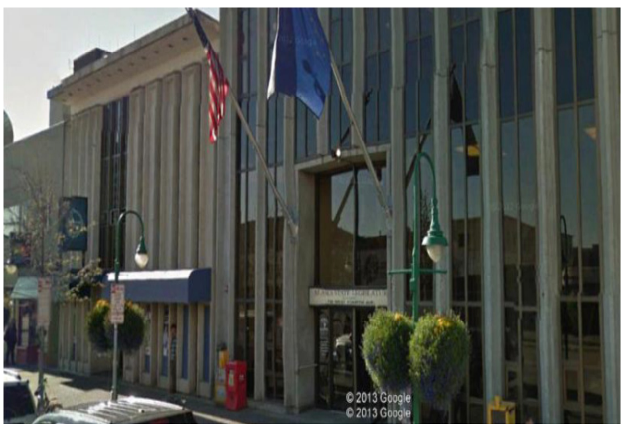
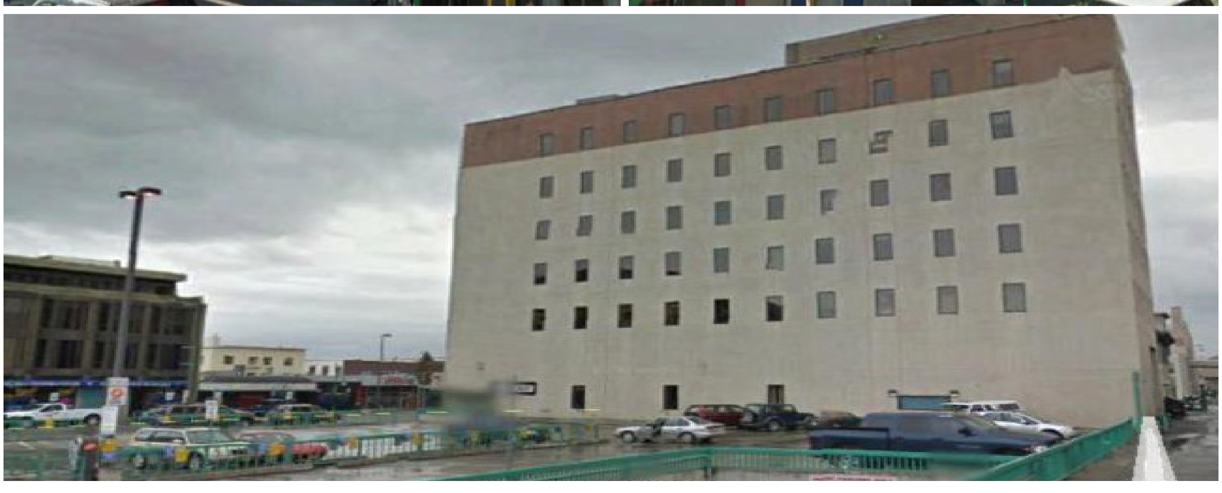
Alaska Housing Finance Corporation
LIO Building
Anchorage, Alaska

Evaluation of Cost Estimate for Downtown Development

REPORT
October 10, 2013





Prepared By:

Bratslavsky Consulting Engineers Inc

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October 10, 2013 *BCE Project # 1112.13*

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RE: Cost Estimating Review Services for Downtown Development at 716 W 4th Avenue, Anchorage, AK

Dear Doc,

Bratslavsky Consulting Engineers, Inc. (BCE) has reviewed a cost estimate prepared for the Downtown Development at 716 W 4th Avenue, Anchorage, AK, as provided by the Alaska Housing Finance Corporation (AHFC) on September 12, 2013, along with the preliminary design drawings and a narrative. As requested by AHFC, this was a brief review only (restricted primarily by the client's schedule and the limited amount of information available). Therefore, BCE's evaluation of the estimate is based primarily on the comparison of square footage costs and unit prices to those for similar projects.

As noted above, BCE's review of the cost estimate was restricted by the limitations of the design (conceptual only) for this project. BCE received a set of very preliminary architectural plans and a narrative; no structural, mechanical, or electrical drawings were provided.

Executive Summary

The cursory review of the contractor's cost estimate for this Downtown Development performed by BCE indicates that the cost estimate in general complies with standard estimating practices, and the prices can be compared to those provided by RSMeans.

The construction cost estimate for 716 W 4th Avenue, Anchorage, Alaska, was reviewed by BCE and was found to be in general *not unreasonable*, even though some items may be on the high side. Due to the preliminary nature of the contractor's design and construction cost estimate, a precise validation cannot be made at this time.

Currently, the estimate has a number of contingencies and allowances that are difficult to verify, including but not limited to the following:

A) Required demolition and hazardous materials abatement have been estimated high.

B) Costs for the required construction equipment, including cranes, lifts, and other material handling equipment, appear very high. BCE questions the need for all of this equipment, some of which appears to be redundant.
C) Transparent interior partitions have been included as an allowance only at a fairly high price.
D) BCE estimators consider that some costs, such as design and engineering, also may have been included more than once. For example, the cost of design for the photovoltaic system, mechanical design, and electrical design, have been included separately, even though the total design cost has already been accounted for.

The BCE cost estimators believe that the customer would be in a better position to negotiate this price if the project design were at a more advanced (complete) stage.

Specific Comments Regarding the Cost Estimate

BCE has reviewed the specific cost items for unit price reasonability. Due to time restrictions, only items with a relatively higher percentage of the total cost have been reviewed. Below is the list of these items, along with the corresponding comments:

1. TOTAL ESTIMATED CONSTRUCTION COST

The total estimated construction costs by CRITERION [dated 08-27-2013] is $29,751,107.
Direct Cost for Divisions 1 thru 16: $26,631,890. Design and Engineer fees are included in this cost.
This project is being built under a Design-Build contract agreement.
Markups: Profit and Home Office General Markup (8%): $ 2,263,710. Contractor markups are reasonable (Ref: RSMeans).
Bid price: Direct Costs + Markups: $28,895,600 (excluding fees and bond costs, but including design fees).

SPECIFIC COST ITEMS:

2. FEES & PREMIUMS: $625,673

The following costs should require a further review (since limited design only is provided):

- ROAD CLOSURE & TRAFFIC PERMITS: $100,000
- PERFORMANCE & PAYMENT BOND, IF REQUIRED: $229,834

The bond equals 1% of the Bid Price + Fees. This is usually based on contractor's experience. The Owner will likely require a bond for the construction of this project.

However, the bond price for projects of this size built by a contractor with a good record of past performance typically are lower.

3. <u>GENERAL REQUIREMENTS</u>

   The General Requirements, excluding Design and Engineering, is estimated at 9.4% of Direct Costs. This amount is slightly higher than what is typical for a job of this size, but may not be unreasonable. (Ref: RSMeans: 6% to 8%)

   Project Design & Engineering = $1,306,644, which is 35% of total General Requirements costs, and 5.2% of the Direct Construction Cost. This is typical for this size of project (Ref: RSMeans).

4. <u>01508 TEMPORARY HEAT: 8.0 Months @ $19,322.17 per MO</u>

   Comment: Temporary heat may not be needed for full 8 months.

5. <u>CRANES SERVICE, HOISTS, BOOM LIFTS, SCAFFOLDING.</u>

   Equipment rental was included in the estimate, but may not be needed for the full time of construction as indicated. Currently the estimate includes 12 Months of equipment rental. This amount is 25.5% of Total General Requirements (including design).

6. <u>Recommend to CONFIRM SCOPE OF SELECTIVE BUILDING DEMOLITION.</u>

   DEMO is not specifically called out in the structural or architectural narrative, and should still be confirmed. BCE estimates that the following work will be included:

   - Remove the Anchor Bar on the east side of the main building.
   - Remove the east, west, south, and north concrete walls from the existing building.
   - Remove the existing north elevator and stair core (along with the northern penthouse).
   - Infill the east side addition with a new meeting and hearing space in the basement and first floors.
   - New permanent shoring along the northern edge of the Anchor Bar along 4th Ave, and on the eastern side adjacent to the existing building ~18 feet deep.
   - Gravity load resisting system in the existing building is adequate, but needs to be modified where the north core stairs and elevator are being removed.
   - Construct six story elevator and a stair core on the north end including foundation, floor, roof, and exterior walls.
   - The lateral-load resisting system in the existing building must be completely revised with buckling restrain brace frames (BRBF).
   - Note: Removal of exterior walls is not specifically called out; therefore, the estimate is based on visual depiction of the future building provided.

- It should be noted that the demolition quantity estimate by BCE is significantly less.

7. <u>02221 DEMOLITION SUBCONTRACTOR - AK DEMO: $2,017,277 - 7.58% of Direct Costs</u>

   This item seems high and requires further explanation of what is included or excluded:

   - The extent of interior structural demolition should be confirmed; e.g. BCE assumed the floors will stay. There are other specific structural issues affecting demolition that should be investigated.
   - BCE questions whether all demolition (e.g. mechanical, plumbing, structural, interiors, hazardous materials) is included in Alaska Demo's price? There are additional demolition line items included in the GC demolition. *The question is if the demolition costs have been doubled up.*
   - One cannot tell at this time how much "contingency" does this item include.
   - Were there other demolition subcontract quotations solicited from other local qualified companies?
   - Will the General Contractor furnish all cranes, hoist and rigging? If so, are any of these costs "doubled-up" in the Alaska Demolition's subcontract quotation?
   - How long is it expected to perform this demolition work? (Will it be done in the winter? Will temporary heat be required for mass demolition work? Temporary heat may already be included).
   - Some additional costs for this work may be included (or "doubled-up") in several other line items in (Criterion's) cost estimate, e.g. Material Handling, Hauling, Dump Fees. One would need to identify and discuss them.

8. <u>02220 ADDITIONAL ASBESTOS ABATEMENT - ALLOWANCE: $300,000</u>

   This item requires explanation of why it is not included in the demolition quote (by Alaska Demolition).

9. <u>02300 SITE & UTILITY SUBCONTRACTOR - BCX: $362,622 - 1.36% of Direct Costs</u>

   It is not clear to BCE what is included in this subcontract? Site utilities and hook-ups, such as water, sanitary sewer, storm water, and site access? One would need to verify that this work is not also included ('doubled up') in other work.

10. <u>02455 H PILING & LAGGING (BASEMENT SHORING): $571,933</u>

    Did Criterion receive a subcontractor quotation for this work (is this cost confirmed)? If not, the scope of work should be investigated and detailed further.

11. <u>00310 FORMWORK</u>

Total cost of concrete work is $1,380,201 for Division 3000, which does not seem unreasonable. BCE'S estimate of quantities, however, provides a much lower number than in the contractor's estimate. There is not enough design detail at this time for BCE to confirm the actual quantity or the cost of concrete work.

12. DIVISION 05000 METALS

The total for this division is $2,211,554, or 8.3% of Direct Costs. Cost of fabricated steel is $1.5 per pound. This is somewhat high.
Buckling Restraint Braces were counted as 104 ea. Is this a specialty item or just structural fabricated steel? The quantity of this material is consistent with BCE's estimate.

Estimated is 21,800 LF for cold-formed metal framing. Due to the lack of detailed design, BCE could not verify if this framing is not in the areas where the Kawneer exterior glazing or interior translucent glazing is already estimated. The total price as a percentage of the project is not unreasonable, but it would be good to confirm this material take-off and the price.

13. DIVISION 06000: WOOD & PLASTIC

Costs for these materials and installation at 1.32% of Direct Costs appear okay.
It is provided as a "Budget Allowance for Custom Case work". This could possibly be a fairly low estimate for cabinetry and case work, and should be verified by the Owner/ User.

14. DIVISION 07000 THERMAL & MOISTURE

Metal Siding Panels. It was not clear as to where will these be installed. Are these the Mechanical Penthouse walls? At $552,824, or $36.61 per square foot, they seem to be quite expensive.

Membrane roof price is not unreasonable.
Roofing price seems to be in line with the industry standard for insulted, contoured for drainage EPDM roofing prices and should also include all flashing.

15. DIVISION 08900: DOORS & WINDOWS

Interior door and frame prices are reasonable assuming they include all door hardware, too. This cost number comes in at $2,264.00 per 'opening'. BCE believes that this is a good price for high quality door frames and hardware installed. While this reviewer had no design information on the grade of hardware, at this price the supplied materials should be of good quality and by a reputable manufacturer (i.e., Von Duprin, Schlage, Best, Precision, LCN).

16. 08900 GLAZED CURTAIN WALL & ALUMINUM ENTRANCES

The total price of $2,103,322 is 7.90% of Direct Costs.
The system quoted in the design narrative is a Kawneer product and should be at least a 6" back member extrusion depending on the structural/ wind load design requirements. The price is around $85.00 per square foot. This should be a good number, especially if utilizing the Kawneer Versoliel Sun Shade extrusion (as noted).

17. DIVISION 09100: FINISHES

Partition Studs, GWB and Ceiling costs appear reasonable.

Painting and Taping is estimated at $452,627, or $1.7% of Direct Costs. Tape and paint price seems perfectly reasonable based on the square footage of sheetrock; it comes out to about $1.36 per square foot, adding in the suspended ceilings. Painted and taped wall surface should be verified though with regard to the other materials listed (e.g. translucent partitions, etc.)

Flooring: This is another allowance price ($6.83/SF), and should be negotiated based on quality of flooring used. It should be noted that this price does not reflect floor prep work. This price also seems reasonable for good commercial quality ceramic tile, carpets, etc.

Ceilings: This number calculates out to $5.20 per SF, and is a good number for non regular, non fire rated suspended ceilings. This would be a standard grid and tile (I.E. Armstrong Cortega).

18. DIVISION 100000: SPECIALTIES

All prices for the items included in the estimate appear reasonable.

Is there a contract requirement for **1% for [Modular] Art?**
It is currently **excluded** from the Criterion's estimate.

19. 14000: GLASS WALL SYSTEMS
ALLOWANCE of $654,983 (or 2.46% Project Direct Costs) has been included in the project budget estimate.

From the architectural narrative this system will be used for the Office Suites.

- Translucent and Clear Glass Partitions between Inner and Outer Offices.
- Translucent and Clear Glass Partitions between Office Suites and Common Corridor.

Floor - carpet or similar; ceiling - combination of GWB and 2'X2' ACT.

Almost all walls at exterior walls in the offices will be designed with full glazing. It appears that this allowance is for most of the interior office walls to get glass as well (Translucent Glazing is noted). This may be done to get light into the building, but still allow for relative privacy in the offices. The current base price for the translucent partitions (per our check) is about $74.00 per square foot, which is very high. *However, because the price is given as an allowance, BCE staff would think it is up for negotiations*.

Notes:
It is not clear whether Criterion estimated the quantity of the total area of glass partitions required. Did they get a material supplier and/or an installing subcontractor quotation? The quantity may be "doubled-up" with GWB partition framing (see above).

20. DIVISION 14200 - ELEVATORS

Elevator costs are reasonable. Could be confirmed by the quote from the supplier (i.e. Otis Elevator).

21. DIVISION 15000, MECHANICAL

The MECHANICAL work will be accomplished under a separate Design-Build Contract. The total cost of this work is $4,119,269, which is $63.37 per square foot, or 15.47% of the total project Direct Cost. BCE believes that as a budgetary estimate this number is on the "conservative" / high side (Ref: RSMeans). This estimate is about 10-15 percent higher than what one would expect for this type of building (even with LEED / energy efficient features).

There are EXCLUSIONS in the mechanical estimate section:

- Mechanical Demolition is excluded (assumed to be performed by Alaska Demolition);
- Demolition of all plumbing systems, plumbing fixtures, HVAC systems;
- Work excludes all utility connections.

Work INCLUDED in the mechanical estimate.
The contractor’s cost estimate currently includes the following items (as identified in the design narrative and other supplementary documentation provided for BCE review):

- Mechanical design and engineering.
- LEED Design Criteria.
- Fire Protection:
  - Subcontract price for a wet-pipe sprinkler system is included in the estimate, which is reasonable; however, a new fire pump may be needed (which is excluded from this estimate).
  - New fire department connection and sprinkler riser are included
- Plumbing
  - 6" Water Service; Sanitary Sewer Service; Gas Meter Connections (See BCX Utility Contractor quote above)
  - Natural gas piping

New duplex lift station needed. Sump pumps
Water pump package
Copper, CPVC, PEX piping
Two water heaters
All new plumbing fixtures and floor drains
New rain leader piping

- HVAC
  2 high efficiency boilers, controls, mechanical room piping;
  Fin-tube radiation all along building perimeter at floors;
  Cabinet unit heaters in entrances;
  Roof top packaged HVAC unit. Building ventilation system variable air volume with sound control.
  Terminal Heating Equipment: VAV boxes for terminal air supply w/Coils, etc.
  IT Room Cooling refrigerator systems (2 ea).
  Snowmelt in 3 areas: Front sidewalk, South rear entry/loading, and parking ramp will use a separate boiler.
- DDC Controls
  Trane equipment interfaces. Pricing falls within the industry standards. VTC also is in a good range. The customer should find out if either of these includes *warranty and upgrades,* as there are high yearly costs for these items that are often overlooked.

22. <u>DIVISION 16000, ELECTRICAL</u>

The ELECTRICAL work will be accomplished under a separate Design-Build Contract. The total cost of $3,054,429 for the electrical is $46.99 per square foot, which is 11.47% of the Direct Cost. This is not unreasonable as this is believed to be a high budgetary estimate (Ref: RSMeans); it is "conservative" / high side. This item also includes $319,000 for electrical engineering. This appears to be in addition to the total project design costs, which may be a duplication of costs.

Work INCLUDED in the electrical estimate.
The contractor’s cost estimate currently includes the following items (as identified in the design narrative and other supplementary documentation provided to BCE):

- A main distribution switchboards consisting of metering equipment and overcurrent protection for distribution and branch circuit panels.
- Feeders to distribution and branch circuit panels.
- Branch circuit panels for power, lighting, HVAC, etc.
- Branch circuit wiring systems for equipment, lighting, duplex receptacles, appliances, motors, motor starters, etc., as required.
- Wall switches, duplex receptacles and other wiring devices.

- All hangers, anchors, sleeves, chases, support for fixture, and electrical materials and equipment.
- Interior lighting fixtures, controls complete with all lamps.
- Wiring and connections to all equipment furnished by the owner.
- Exterior lighting and controls.
- Telecommunication system.
- Fire Alarm system with monitoring of sprinkler system.
- Door Access.
- CCTV System.
- Cable TV system.
- 150 KW Standby Power Generator

Conclusions and Recommendations

This construction cost estimate for the Downtown Development at 716 W 4th Avenue, Anchorage, Alaska, was found to be not unreasonable in general, even though some items may be on the high side. There are several Allowances that will need to be verified (confirmed) in the future as the design is being completed.

Because this is a design-build project, it is prudent for the customer to make sure that the materials used in the building comply with the user's requirements and specifications. The project budget can definitely support very good to excellent quality of materials and installation workmanship.

It is also advisable to verify such items as warranties and upgrades that will come in the future during the building use.

Please do not hesitate to contact us with any questions or requests for additional information regarding this report.

Sincerely,

Tanya Bratslavsky

Tanya Bratslavsky, P.E., S.E., AVS
President

<u>Attachments:</u>

Appendix A - LIO Building Construction Estimate by Criterion General, LLC
Appendix B - LIO Building Construction Estimate Worksheet by BCE
Appendix C - Photographs by BCE

Appendix A

CRITERION GENERAL, INC.
2820 COMMERCIAL DRIVE, ANCHORAGE AK 99501-3015
907-277-3200 TELEPHONE; 907-272-8544 FACSIMILE
Criterion General, Inc.

CONSTRUCTION COST BUDGET ESTIMATE

PROJECT TITLE: ALASKA LIO BUILDING 4TH AVENUE
BUDGET PROPOSAL DATE: AUGUST 27, 2013
OWNER: PFEFFER DEVEOPMENT
ARCHITECT: KPB ARCHITECTS
START DATE: NOVEMBER 2013
COMPLETE DATE: DECEMBER 2014
TOTAL AREA: 64,048 SF
ESTIMATE BY: DEROBERTS

DEMO OLD ANCHOR BAR, CONSTRUCT NEW BUILDING WITH ELEVATOR/RESTROOM CORE), RENOVATE EXISITING LIO BUILDING.

ALL FINISHES ARE ALLOWANCES. FINAL SELECTIONS TO BE DETERMINED.

CODE	DESCRIPTION		LABOR HOURS		LABOR TOTAL	MATERIAL		EQUIPMENT		SUB / OTHER	TOTAL
	ESTIMATE SUMMARY										
01000	GENERAL REQUIREMENTS		15414.5		1280238.12	247500.00		658000.00		1581000.00	$3,766,738.12
02000	SITEWORK		4929.5		409415.41	131320.00		21300.00		3315250.00	$3,877,285.41
03000	CONCRETE		8083.752		671389.11	538807.40		31155.00		138858.00	$1,380,209.51
04000	MASONRY	NOT USED	0		0.00	0.00		0.00		0.00	$0.00
05000	METALS		6198		514769.59	1266636.00		0.00		430148.00	$2,211,553.59
06000	WOOD AND PLASTIC		1572.6		130610.95	220570.00		0.00		0.00	$351,180.95
07000	THERMAL AND MOISTURE		4829.9		401143.22	570175.00		0.00		686082.00	$1,657,400.22
08000	DOORS AND WINDOWS		1012		84050.79	269200.00		0.00		2115000.00	$2,468,250.79
09000	FINISHES		11426.975		949057.64	451527.00		0.00		1512532.00	$2,913,116.64
10000	SPECIALTIES		559.45		46464.64	176020.00		0.00		10000.00	$232,484.64
11000	EQUIPMENT	NOT USED	0		0.00	0.00		0.00		0.00	$0.00
12000	FURNISHINGS		380		24916.24	0.00		4500.00		0.00	$29,416.24
13000	SPECIAL CONSTRUCTION	NOT USED	0		0.00	0.00		0.00		0.00	$0.00
14000	CONVEYING SYSTEMS		280		23255.16	42300.00		0.00		505000.00	$570,555.16
15000	MECHANICAL		80		6644.33	0.00		0.00		4112625.00	$4,119,269.33
16000	ELECTRICAL		100		8305.41	0.00		0.00		3046124.00	$3,054,429.41
	SUBTOTAL, COST		54866.677		4550260.63	3914055.40		714955.00		17452619.00	$26,631,890.03
	COMPOSITE HOURLY RATE	$83.05	Estimator Note: import this rate from the hourly rate calculator worksheet								
	MARK-UPS:										
4%	PROFIT MARKUP		1,131,855								
4%	GENERAL OVERHEAD MARKUP		1,131,855								
	TOTAL MARKUPS		2,263,711		Net markup on sale =	7.67%					$2,263,710.65
	FEES & PREMIUMS:										
00610	LIABILITY INSURANCE		27,426.19								
00610	UMBRELLA PREMIUM		0.00	EXCLUDED							
00620	DEPARTMENT OF LABOR FEE		5,000.00								
00620	BUILDERS ALL-RISK INSURANCE		63,570.32		PERMIT FEE	PLAN REVIEW		FIRE REVIEW			
00630	MOA BUILDING PERMIT & INSPECTION FEES		349,676.72		$159,791	$79,896		$29,295			
00650	AWWU		15,000.00								
00650	PARKING RENTAL		20,000.00								
00650	ROAD CLOSURE & TRAFFIC PERMITS		100,000.00	alley&4th							
00650	ENSTAR		5,000.00								
00650	ML&P FEES		40,000.00								
	TOTAL FEES & PREMIUMS		625,673.23								$625,673.23
TOTAL BUDGET ESTIMATE											$29,521,274
PERFORMANCE & PAYMENT BOND PREMIUM (cost code 00640) IF REQUIRED											$229,834
TOTAL WITH BOND						64048	sf	464.51	per sf		**$29,751,108**

CODE	DIVISION 01000, GENERAL REQUIREMENTS												
	COMPOSITE RATE:	$83.05	/ HR	LABOR			MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
	JOB DURATION	13	mo										
01300	JOB ADMINISTRATION												
01310	Project design & engineering	1.0	job	80	80	6644.33	0	0.00	0	0.00	1300000	1300000.00	$1,306,644.33
01310	Exploratory & asbuilt work	1.0	job	0	0	0.00	0	0.00	0	0.00	22000	22000.00	$22,000.00
01310	Project manager	13.0	mo	60	780	64782.23	400	5200.00	0	0.00	0	0.00	$69,982.23
01320	Project supervision	55.3	wks	50	2763	229437.08	0	0.00	0	0.00	0	0.00	$229,437.08
01325	Safety program manager	13.0	mo	32	416	34550.52	0	0.00	0	0.00	0	0.00	$34,550.52
01330	Project engineer / submittals / O&M's	13.0	mo	20	260	21594.08	500	6500.00	0	0.00	0	0.00	$28,094.08
01340	Project coordinator	13.0	mo	10	130	10797.04	0	0.00	0	0.00	0	0.00	$10,797.04
01350	Expediting / purchasing	13.0	mo	40	520	43188.16	0	0.00	0	0.00	0	0.00	$43,188.16
01400	Q.C. / FIELD ENG'R.												
01420	Construction staking & as-built plot plan	1.0	job	0	0	0.00	0	0.00	0	0.00	8000	8000.00	$8,000.00
01430	Testing & special inspections	1.0	job	0	0	0.00	0	0.00	0	0.00	80000	80000.00	$80,000.00
01500	TEMPORARY FACILITIES												
01501	Field office	13.0	mo	8	104	8637.63	0	0.00	2000	26000.00	0	0.00	$34,637.63
01501	Temp crew parking - Use garage	0.0	mo	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
01502	Project signs	1.0	ea	10	10	830.54	1000	1000.00	0	0.00	0	0.00	$1,830.54
01503	Storage Containers	2.0	ea	0	0	0.00	0	0.00	1500	3000.00	0	0.00	$3,000.00
01503	Storage area / security fence	600.0	lf	0.05	30	2491.62	0	0.00	8	4800.00	0	0.00	$7,291.62
01504	Temporary toilets	13.0	mo	0	0	0.00	0	0.00	0	0.00	1050	13650.00	$13,650.00
01505	Temp electric service	1.0	job	100	100	8305.41	0	0.00	0	0.00	20000	20000.00	$28,305.41
01506	Electricity	13.0	mo	0	0	0.00	0	0.00	0	0.00	3000	39000.00	$39,000.00
01507	Temporary lights	13.0	flrs	10	130	10797.04	1000	13000.00	0	0.00	0	0.00	$23,797.04
01508	Temporary heat	8.0	mo	40	320	26577.33	15000	120000.00	1000	8000.00	0	0.00	$154,577.33
01509	Telephones	13.0	mo	0	0	0.00	0	0.00	100	1300.00	250	3250.00	$4,550.00
01510	Temp weather protection	6.0	flrs	125	750	62290.61	4000	24000.00	0	0.00	0	0.00	$86,290.61
01510	Temp pedestrian walkways	1.0	job	100	100	8305.41	4000	4000.00	0	0.00	0	0.00	$12,305.41
01511	Snow removal	5.0	mo	40	200	16610.83	0	0.00	0	0.00	0	0.00	$16,610.83
01512	Cleanup periodic	13.0	mo	140	1820	151158.54	0	0.00	0	0.00	0	0.00	$151,158.54
01513	Cleanup final, Inc. windows	1.0	job	200	200	16610.83	200	200.00	0	0.00	8000	8000.00	$24,810.83
01514	Safety supplies	1.0	job	0	0	0.00	8000	8000.00	0	0.00	0	0.00	$8,000.00
01515	Material handling	13.0	mo	200	2600	215940.78	0	0.00	0	0.00	0	0.00	$215,940.78
01516	Trash haul, dumpsters	13.0	mo	24	312	25912.89	0	0.00	600	7800.00	1200	15600.00	$49,312.89
01600	EQUIPMENT												
01610	Consumables	1.0	job	0	0	0.00	18000	18000.00	0	0.00	0	0.00	$18,000.00
01620	Scaffolding / man lifts	12.0	mo	0	0	0.00	0	0.00	3500	42000.00	0	0.00	$42,000.00
01630	Job trucks (pickup, flatbed)	13.0	mo	0	0	0.00	0	0.00	1200	15600.00	0	0.00	$15,600.00
01640	Boom Truck	8.0	mo	0	0	0.00	0	0.00	3000	24000.00	0	0.00	$24,000.00
01640	Forklift	10.0	mo	0	0	0.00	0	0.00	3000	30000.00	0	0.00	$30,000.00
01640	Aerial Boom Lift	12.0	mo	0	0	0.00	0	0.00	8000	96000.00	0	0.00	$96,000.00
01650	Misc rental	13.0	mo	0	0	0.00	0	0.00	500	6500.00	0	0.00	$6,500.00
01660	Fuel & maintenance	13.0	mo	30	390	32391.12	800	10400.00	0	0.00	0	0.00	$42,791.12
01670	Crane Service	11.0	mo	200	2200	182719.12	3200	35200.00	30000	330000.00		0.00	$547,919.12
01680	Man / equipment hoist	7.0	mo	160	1120	93020.64	0	0.00	9000	63000.00	6500	45500.00	$201,520.64
01800	FREIGHT												
01820	General ocean freight-sea to jobsite	4.0	loads	0	0	0.00	0	0.00	0	0.00	6500	26000.00	$26,000.00
01860	Mobe / demobe	1.0	job	80	80	6644.33	2000	2000.00	0	0.00	0	0.00	$8,644.33
	GENERAL REQUIREMENTS, TOTAL				15415	1280238.12		247500.00		658000.0		1581000.00	$3,766,738.12

CODE	DESCRIPTION	QUAN.	UNIT	LABOR UNIT	LABOR HRS	LABOR TOTAL	MATERIAL UNIT	MATERIAL TOTAL	EQUIPM'NT UNIT	EQUIPM'NT TOTAL	SUB / OTHER UNIT	SUB / OTHER TOTAL	TOTALS
	DIVISION 02000, SITEWORK												
	COMPOSITE RATE:	$83.05	/ HR										
02220	Additional Asbestos Abatement - ALLOWAN	1.0	job	0	0	0.00	0	0.00	0	0.00	300000	300000.00	$300,000.00
02221	Demoltion subcontractor - AK DEMO	1.0	job	500	500	41527.07	0	0.00	0	0.00	1976200	1976200.00	$2,017,727.07
02221	Temporary shoring - building	1.0	job	400	400	33221.66	20000	20000.00	0	0.00	0	0.00	$53,221.66
02221	Temporary shoring - garage	1.0	job	500	500	41527.07	20000	20000.00	0	0.00	0	0.00	$61,527.07
02221	Additional demolition	6.0	flrs	100	600	49832.49	0	0.00	500	3000.00	0	0.00	$52,832.49
02221	Haul off misc demo debris	20.0	lds	4	80	6644.33	0	0.00	350	7000.00	650	13000.00	$26,644.33
02221	Remove floor adhesives	61000.0	sf	0.0075	458	37997.27	0	0.00	0.05	3050.00	0	0.00	$41,047.27
02300	Traffic control plan	1.0	job	100	100	8305.41	20000	20000.00	0	0.00	8000	8000.00	$36,305.41
02300	Traffic control plan - flagger	8.0	mo	160	1280	106309.31	0	0.00	0	0.00	0	0.00	$106,309.31
02300	Site & utility subcontractor - BCX	1.0	job	40	40	3322.17	0	0.00	0	0.00	359300	359300.00	$362,622.17
02316	Trenching for M & E-interior bldg	500.0	lf	0.05	25	2076.35	1	500.00	2.5	1250.00	0	0.00	$3,826.35
02370	SWPPP management / street sweeping	7.0	mo	60	420	34882.74	500	3500.00	1000	7000.00	0	0.00	$45,382.74
02455	H piling & lagging (basement shoring)	120.0	lf	2	240	19932.99	100	12000.00	0	0.00	4500	540000.00	$571,932.99
02740	Asphalt pavement @ Alley	4000.0	sf	0	0	0.00	0	0.00	0	0.00	5	20000.00	$20,000.00
02740	Asphalt pavement @ roads	4000.0	sf	0	0	0.00	0	0.00	0	0.00	5	20000.00	$20,000.00
02740	Asphalt seal coat parking garage	40300.0	sf	0	0	0.00	0	0.00	0	0.00	0.5	20150.00	$20,150.00
02760	Paint markings - garage	120.0	ea	0	0	0.00	0	0.00	0	0.00	35	4200.00	$4,200.00
02770	Curb & gutter patches	120.0	lf	0	0	0.00	0	0.00	0	0.00	40	4800.00	$4,800.00
02775	Sidewalks & pads	3800.0	sf	0.025	95	7890.14	5	19000.00	0	0.00	2	7600.00	$34,490.14
02775	Ramp - garage	4000.0	sf	0.025	100	8305.41	6	24000.00	0	0.00	3	12000.00	$44,305.41
02820	Fences & gates-dumpster enclosure	36.0	lf	1	36	2989.95	120	4320.00	0	0.00	0	0.00	$7,309.95
02820	Gates @ garage ramp	1.0	job	40	40	3322.17	0	0.00	0	0.00	25000	25000.00	$28,322.17
02900	Landscape planting	1.0	job	0	0	0.00	0	0.00	0	0.00	5000	5000.00	$5,000.00
02900	Landscape furnishings (bike rack, benches)	8.0	ea	2	16	1328.87	1000	8000.00	0	0.00	0	0.00	$9,328.87
		0.0		0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
	DIVISION 02 , TOTAL				4930	409415.41		131320.00		21300.00		3315250.00	$3,877,285.41
	DIVISION 03000, CONCRETE												
	COMPOSITE RATE:	$83.05	/ HR										
03100	Formwork	23000.0	sfsa	0.1	2300	191024.53	5	115000.00	0	0.00	0	0.00	$306,024.53
03200	Reinforcing-purchase	190000	lb	0	0	0.00	0.75	142500.00	0	0.00	0	0.00	$142,500.00
03200	Reinforcing place rebarr	100.0	ton	0	0	0.00	0	0.00	0	0.00	900	90000.00	$90,000.00
03200	Reinforcing place WWF	24572	sf	0.0025	61	5102.02	0.4	9828.80	0	0.00	0	0.00	$14,930.82
03300	Place footing, walls, grade beams	582.0	cy	0.75	436.50	36253.13	125	72750.00	15	8730.00	0	0.00	$117,733.13
03300	Place concrete ballast SOG	580.0	cy	0.75	435.00	36128.55	125	72500.00	15	8700.00	0	0.00	$117,328.55
03300	Place concrete on grade/decks/infills	362.0	cy	1	362.00	30065.60	125	45250.00	25	9050.00	0	0.00	$84,365.60
03300	Place & finish stairs & landings	30.0	cy	3	90.00	7474.87	125	3750.00	15	450.00	400	12000.00	$23,674.87
03300	Place housekeeping pads	30.0	cy	3	90.00	7474.87	125	3750.00	15	450.00	0	0.00	$11,674.87
03300	Edge of deck infill	3000.0	sf	0.1	300.00	24916.24	3	9000.00	1	3000.00	0	0.00	$36,916.24
03300	Place misc. conc	50.0	cy	3	150.00	12458.12	125	6250.00	0	0.00	0	0.00	$18,708.12
03300	Garage - upgrades	1.0	job	2000	2000.00	166108.29	30000	30000.00	0	0.00	0	0.00	$196,108.29
03350	Finish concrete slabs	24572	sf	0	0	0.00	0	0.00	0	0.00	1.5	36858.00	$36,858.00
03390	Curing / sealing	24572	sf	0.001	25	2040.81	0.05	1228.60	0	0.00	0	0.00	$3,269.41
03600	Grout column bases	20.0	ea	1	20	1661.08	50	1000.00	0	0.00	0	0.00	$2,661.08
03151	Sawcut control joints	1550.0	lf	0.035	54	4505.69	0	0.00	0.5	775.00	0	0.00	$5,280.69
03050	Epoxy Bolts	1.0	job	1500	1500	124581.22	15000	15000.00	0	0.00	0	0.00	$139,581.22
03050	Embedded items	1.0	job	200	200	16610.83	8000	8000.00	0	0.00	0	0.00	$24,610.83
03050	Anchor bolts & templates	120.0	ea	0.5	60	4983.25	25	3000.00	0	0.00	0	0.00	$7,983.25
	DIVISION 03 , TOTAL				8084	671389.11		538807.40		31155.00		138858.00	$1,380,209.51
	total yards	4555.0											

	DIVISION 04000, MASONRY												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
04200	Concrete masonry units	0.0	blks	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
	DIVISION 04, TOTAL				0	0.00		0.00		0.00		0.00	$0.00
	DIVISION 05000, METALS												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
05090	Welding rod, gas, bolts, supplies	1.0	job	0	0	0.00	2500	2500.00	0	0.00	0	0.00	$2,500.00
05100	Structural steel fabrication	440000	lbs	0	0	0.00	1.5	660000.00	0	0.00	0	0.00	$660,000.00
05100	Buckling restraint braces	104	ea	8	832	69101.05	2500	260000.00	0	0.00	0	0.00	$329,101.05
05100	Stairwells	1	ea	0	0	0.00	35000	35000.00	0	0.00	0	0.00	$35,000.00
05100	Structural steel erection	27572	sf	0	0	0.00	0	0.00	0	0.00	9	248148.00	$248,148.00
05100	Structural steel decking purchase	27572	sf	0	0	0.00	3	82716.00	0	0.00	0	0.00	$82,716.00
05100	Structural steel upgrades	1	job	2200	2200	182719.12	100000	100000.00	0	0.00	0	0.00	$282,719.12
05100	Ship structural steel	22	lds	0	0	0.00	0	0.00	0	0.00	6500	143000.00	$143,000.00
05200	Steel roof joists	5600	sf	0	0	0.00	6	33600.00	0	0.00	0	0.00	$33,600.00
05200	Ship roof joist & deck	5	lds	0	0	0.00	0	0.00	0	0.00	7800	39000.00	$39,000.00
05400	Cold-formed metal framing	21800	lf	0.125	2725	226322.55	2.4	52320.00	0	0.00	0	0.00	$278,642.55
05500	Welded rebar @ pour stop	700	ea	0.25	175	14534.48	5	3500.00	0	0.00	0	0.00	$18,034.48
05500	Angles openings through deck	1	job	60	60	4983.25	3500	3500.00	0	0.00	0	0.00	$8,483.25
05500	Angles at elevator pits	3	ea	4	12	996.65	300	900.00	0	0.00	0	0.00	$1,896.65
05500	Miscellaneous fabricated metals	1	job	50	50	4152.71	5000	5000.00	0	0.00	0	0.00	$9,152.71
05500	Handrails	600	lf	0.1	60	4983.25	30	18000.00	0	0.00	0	0.00	$22,983.25
05500	Temporary guard rails	2400	lf	0.035	84	6976.55	4	9600.00	0	0.00	0	0.00	$16,576.55
	DIVISION 05, TOTAL				6198	514769.59		1266636.00		0.00		430148.00	$2,211,553.59
	DIVISION 06000, WOOD AND PLASTIC												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
06100	Curbs cants blocking	4000.0	bf	0.04	160	13288.66	3	12000.00	0	0.00	0	0.00	$25,288.66
06160	Sheathing - data boards	280.0	sf	0.025	7	581.38	1	280.00	0	0.00	0	0.00	$861.38
06160	Sheathing - parapets	1800.0	bf	0.025	45	3737.44	1.2	2160.00	0	0.00	0	0.00	$5,897.44
06160	Sheathing	1700.0	sf	0.025	43	3529.80	1.4	2380.00	0	0.00	0	0.00	$5,909.80
06200	Modular art wall	0.0	ea	10	0	0.00	5000	0.00	0	0.00	0	0.00	$0.00
06200	Custom floor base	3000.0	lf	0.35	1050	87206.85	10	30000.00	0	0.00	0	0.00	$117,206.85
06410	Custom casework - security desk	1.0	job	20	20	1661.08	20000	20000.00	0	0.00	0	0.00	$21,661.08
06410	Custom casework - allowance	1.0	job	150	150	12458.12	125000	125000.00	0	0.00	0	0.00	$137,458.12
06415	Solid surface @ restrooms	128.0	lf	0.45	58	4783.92	200	25600.00	0	0.00	0	0.00	$30,383.92
06600	FRP panels - janitor closets	900.0	sf	0.045	41	3363.69	3.5	3150.00	0	0.00	0	0.00	$6,513.69
	DIVISION 06, TOTAL				1573	130610.95		220570.00		0.00		0.00	$351,180.95

	DIVISION 07000, THERMAL AND MOISTURE												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
07110	Foundation membrane - E/P	0.0	sf	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
07110	Damp proofing - E/P	0.0	sf	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
07210	Foundation insulation - E/P	0.0	sf	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
07210	Garage ramp	4000.0	sf	0.0075	30	2491.62	1.6	6400.00	0	0.00	0	0.00	$8,891.62
07210	Sidewalk insulation	2000.0	sf	0.0075	15	1245.81	1.6	3200.00	0	0.00	0	0.00	$4,445.81
07210	Building insulation-core acoustical	38500.0	sf	0	0	0.00	0	0.00	0	0.00	1.5	57750.00	$57,750.00
07260	Building insulation- exterior wall	32000.0	sf	0	0	0.00	0	0.00	0	0.00	2	64000.00	$64,000.00
07260	Air barriers	15100.0	sf	0.0075	113	9405.88	0.85	12835.00	0	0.00	0	0.00	$22,240.88
07400	Covered utility soffit panels	1280.0	sf	0.08	102	8504.74	30	38400.00	0	0.00	0	0.00	$46,904.74
07400	Metal siding panels	15100.0	sf	0.2	3020	250823.52	20	302000.00	0	0.00	0	0.00	$552,823.52
07400	Mechanical room panels	3240.0	sf	0.2	648	53819.09	50	162000.00	0	0.00	0	0.00	$215,819.09
07500	Membrane roofing ALLOWANCE - E/P	1.0	job	0	0	0.00	0	0.00	0	0.00	375000	375000.00	$375,000.00
07600	Flashing & sheet metal trim	4000.0	lf	0.03	120	9966.50	5	20000.00	0	0.00	0	0.00	$29,966.50
07800	Fire stopping-safing @ penetrations	400.0	ea	0.5	200	16610.83	5	2000.00	0	0.00	0	0.00	$18,610.83
07800	Fire stopping-perimeter angles	3690.0	lf	0.125	461	38308.72	6	22140.00	0	0.00	0	0.00	$60,448.72
07800	Spray fireproofing - Bradshaw	68848.0	sf	0	0	0.00	0	0.00	0	0.00	2.75	189332.00	$189,332.00
07900	Caulking & sealants - interiors	1.0	job	40	40	3322.17	400	400.00	0	0.00	0	0.00	$3,722.17
07900	Caulking & sealants - exteriros	1.0	job	80	80	6644.33	800	800.00	0	0.00	0	0.00	$7,444.33
	DIVISION 07 , TOTAL				4830	401143.22		570175.00		0.00		686082.00	$1,657,400.22
	DIVISION 08000, DOORS AND WINDOWS												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
08100	HM frames & doors	95.0	ea	8	760	63121.15	1600	152000.00	0	0.00	0	0.00	$215,121.15
08310	Access doors	20.0	ea	1	20	1661.08	35	700.00	0	0.00	0	0.00	$2,361.08
08400	Forms and surface glass ALLOWANCE	1500.0	sf	0.1	150	12458.12	75	112500.00	0	0.00	0	0.00	$124,958.12
08800	Glass & Glazing	1.0	job	32	32	2657.73	4000	4000.00	0	0.00	0	0.00	$6,657.73
08900	Extruded aluminum sills	0.0	lf	0.025	0	0.00	8	0.00	0	0.00	0	0.00	$0.00
08900	Canopies	1.0	job	10	10	830.54	0	0.00	0	0.00	15000	15000.00	$15,830.54
08900	Glazed curtain wall & aluminum entrances	1.0	job	40	40	3322.17	0	0.00	0	0.00	2100000	2100000.00	$2,103,322.17
	DIVISION 08, TOTAL				1012	84050.79		269200.00		0.00		2115000.00	$2,468,250.79

	DIVISION 09000, FINISHES												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
09100	Metal studs- furring interior	51486	lf	0.035	1802	149664.40	0.75	38614.50	0	0.00	0	0.00	$188,278.90
09100	Metal studs- partition interior	111119	lf	0.035	3889	323011.27	1.1	122230.90	0	0.00	0	0.00	$445,242.17
09120	Gyp.ceiling suspension systems	18298.0	sf	0.05	915	75986.24	3	54894.00	0	0.00	0	0.00	$130,880.24
09260	GWB - stock & hang	298830	sf	0.01	2988	248190.70	0.5	149415.00	0	0.00	0	0.00	$397,605.70
09260	Exterior Gyp	15100	sf	0.02	302	25082.35	0.65	9815.00	0	0.00	0	0.00	$34,897.35
09260	Shaft wall	14000.0	sf	0.04	560	46510.32	4	56000.00	0	0.00	0	0.00	$102,510.32
09260	Tile backer	2224.0	sf	0.025	56	4617.81	1.15	2557.60	0	0.00	0	0.00	$7,175.41
09300	Tile - ALLOWANCE	1.0	job	20	20	1661.08	0	0.00	0	0.00	200000	200000.00	$201,661.08
09510	Ceilings ALLOWANCE	50000.0	sf	0.0025	125	10381.77	0	0.00	0	0.00	5	250000.00	$260,381.77
09610	Floor prep	60000.0	sf	0.01	600	49832.49	0.05	3000.00	0	0.00	0	0.00	$52,832.49
09680	Flooring - ALLOWANCE	60000.0	sf	0.001	60	4983.25	0	0.00	0	0.00	6.75	405000.00	$409,983.25
09680	Entry floor system	1.0	job	40	40	3322.17	15000	15000.00	0	0.00	0	0.00	$18,322.17
09900	Painting & taping	1.0	job	50	50	4152.71	0	0.00	0	0.00	448474	448474.00	$452,626.71
09900	Painting - garage	1.0	job	20	20	1661.08	0	0.00	0	0.00	65068	65068.00	$66,729.08
09950	Wallcoverings - restroom ALLOWANCE	10780.0	sf	0	0	0.00	0	0.00	0	0.00	8	86240.00	$86,240.00
09950	Wallcoverings fancy- ALLOWANCE	770.0	sf	0	0	0.00	0	0.00	0	0.00	75	57750.00	$57,750.00
	DIVISION 09, TOTAL				11427	949057.64		451527.00		0.00		1512532.00	$2,913,116.64

	DIVISION 10000, SPECIALTIES												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
10200	Louvers & vents	32.0	ea	2	64	5315.47	100	3200.00	0	0.00	0	0.00	$8,515.47
10300	Projector screens	3.0	ea	10	30	2491.62	9000	27000.00	0	0.00	0	0.00	$29,491.62
10400	Interior Signage	120.0	ea	2	240	19932.99	140	16800.00	0	0.00	0	0.00	$36,732.99
10400	Exterior Signage	1.0	ea	10	10	830.54	0	0.00	0	0.00	10000	10000.00	$10,830.54
10520	Fire extinguishers	28.0	ea	2	56	4651.03	225	6300.00	0	0.00	0	0.00	$10,951.03
10520	Knox box	1.0	ea	2	2	166.11	520	520.00	0	0.00	0	0.00	$686.11
10651	Operable folding wall	2.0	ea	20	40	3322.17	35000	70000.00	0	0.00	0	0.00	$73,322.17
10800	Toilet & bath accessories	261.0	pcs	0.45	117	9754.71	200	52200.00	0	0.00	0	0.00	$61,954.71
	DIVISION 10, TOTAL				559	46464.64		176020.00		0.00		10000.00	$232,484.64

	DIVISION 12000, FURNISHINGS												
	COMPOSITE RATE:	$8.00	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
12400	Appliances - EXCLUDED	0.0	job	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
12400	Mecho shades allowance - Commercial	1.0	job	20	20	1661.08	0	0.00	0	0.00	154945	154945.00	$156,606.08
12400	Glass wall systems - ALLOWANCE	1.0	job	60	60	4983.25	0	0.00	0	0.00	650000	650000.00	$654,983.25
12400	Embed floor closer for KI	0.0	ea	2	0	0.00	50	0.00	0	0.00	0	0.00	$0.00
12400	Stock KI walls	6.0	ea	50	300	24916.24	0	0.00	750	4500.00	0	0.00	$29,416.24
	DIVISION 04, TOTAL				380	31560.58		0.00		4500.00		804945.00	$841,005.58

	DIVISION 14000, CONVEYING SYSTEMS												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
14200	Elevators - passenger w/ glass back	2.0	ea	40	80	6644.33	15000	30000.00	0	0.00	215000	430000.00	$466,644.33
14200	Elevators - passager (basement)	1.0	job	40	40	3322.17	0	0.00	0	0.00	75000	75000.00	$78,322.17
14600	Elevator hoist way beam	3.0	ea	12	36	2989.95	500	1500.00	0	0.00	0	0.00	$4,489.95
14600	Elevator work platforms	3.0	ea	24	72	5979.90	1500	4500.00	0	0.00	0	0.00	$10,479.90
14600	Elevator temporary guard rails	16.0	ea	3	48	3986.60	300	4800.00	0	0.00	0	0.00	$8,786.60
14600	Pit ladder	2.0	ea	2	4	332.22	750	1500.00	0	0.00	0	0.00	$1,832.22
		0.0		0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
	DIVISION 14, TOTAL				280	23255.16		42300.00		0.00		505000.00	$570,555.16
	DIVISION 15000, MECHANICAL												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
15000	Mechanical Design Build Allowance	1.0	job	60	60	4983.25	0	0.00	0	0.00	3497125	3497125.00	$3,502,108.25
15000	Control wiring	1.0	job	0	0	0.00	0	0.00	0	0.00	100000	100000.00	$100,000.00
15000	Snow melt	1.0	job	10	10	830.54	0	0.00	0	0.00	185000	185000.00	$185,830.54
15300	Fire protection - Chinook	1.0	job	0	0	0.00	0	0.00	0	0.00	305500	305500.00	$305,500.00
15300	FM 200 data room	1.0	job	10	10	830.54	0	0.00	0	0.00	25000	25000.00	$25,830.54
15300	Fire tanks and pumps EXCLUDED	0.0	job	0	0	0.00	0	0.00	0	0.00	0	0.00	$0.00
	DIVISION 15, TOTAL				80	6644.33		0.00		0.00		4112625.00	$4,119,269.33
	DIVISION 16000, ELECTRICAL												
	COMPOSITE RATE:	$83.05	/ HR		LABOR		MATERIAL		EQUIPM'NT		SUB / OTHER		
CODE	DESCRIPTION	QUAN.	UNIT	UNIT	HRS	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	TOTALS
16000	Electrical Engineering & management	1.0	job	100	100	8305.41	0	0.00	0	0.00	311024	311024.00	$319,329.41
16000	MDP/panels/buse duct/feeders	1.0	job	0	0	0.00	0	0.00	0	0.00	350000	350000.00	$350,000.00
16000	Power - (outlets) ALLOWANCE	1.0	job	0	0	0.00	0	0.00	0	0.00	367200	367200.00	$367,200.00
16000	Lighting rough in	1.0	job	0	0	0.00	0	0.00	0	0.00	275000	275000.00	$275,000.00
16000	Light fixtures ALLOWANCE	1.0	job	0	0	0.00	0	0.00	0	0.00	750000	750000.00	$750,000.00
16000	Data ALLOWANCE	1.0	job	0	0	0.00	0	0.00	0	0.00	250000	250000.00	$250,000.00
16000	Fire alarm / security	1.0	job	0	0	0.00	0	0.00	0	0.00	397400	397400.00	$397,400.00
16000	Video conference -ALLOWANCE	1.0	job	0	0	0.00	0	0.00	0	0.00	45000	45000.00	$45,000.00
16000	Generator	1.0	job	0	0	0.00	0	0.00	0	0.00	146000	146000.00	$146,000.00
16000	Parking garage - ALLOWANCE	1.0	job	0	0	0.00	0	0.00	0	0.00	34500	34500.00	$34,500.00
16000	Lighting control	1.0	job	0	0	0.00	0	0.00	0	0.00	120000	120000.00	$120,000.00
	DIVISION 16, TOTAL				100	8305.41		0.00		0.00		3046124.00	$3,054,429.41
::	END												

Appendix B

Anchorage Downtown Office Building
BCE Review and Validation of Contractor's Bugetary Estimate [08-27-2013]
CONFIDENTIAL

ESTIMATE SUMMARY

Items highlighted in red text require further discussion and analysis

CODE	DESCRIPTION	TOTALS		
	DIRECT COSTS			
01000	GENERAL REQUIREMENTS	$ 3,766,738.12		
02000	SITEWORK	$ 3,877,285.41		
03000	CONCRETE	$ 1,380,209.51		
04000	MASONRY (NOT USED)	$ -		
05000	METALS	$ 2,211,553.59		
06000	WOOD AND PLASTIC	$ 351,180.95		
07000	THERMAL AND MOISTURE	$ 1,657,400.22		
08000	DOORS AND WINDOWS	$ 2,468,250.79		
09000	FINISHES	$ 2,913,116.64		
10000	SPECIALTIES	$ 232,484.64		
11000	EQUIPMENT (NOT USED)	$ -		
12000	FURNISHINGS	$ 29,416.24		
13000	SPECIAL CONSTRUCTION (NOT USED)	$ -		
14000	CONVEYING SYSTEMS	$ 570,555.16		
15000	MECHANICAL	$ 4,119,269.33		
16000	ELECTRICAL	$ 3,054,429.41		
	SUBTOTAL, DIRECT COST		**$26,631,890**	
	MARKUPS			
	PROFIT / MARKUP (4%)	$ 1,131,855.00		
	GENERAL OVERHEAD MARKUP (4%)	$ 1,131,855.00		
	SUBTOTAL, MARKUPS		$ 2,263,710	
			$28,895,600	**$444.55 PER SF PROJECT (65,000 SF TOTAL)**
	FEES & PREMIUMS			
00610	LIABILITY INSURANCE	$ 27,426.19		
00610	UMBRELLA PREMIUM	$ -		
00620	DEPARTMENT OF LABOR FEE	$ 5,000.00		
00620	BUILDERS ALL-RISK INSURANCE	$ 63,570.32		
00630	MOA BUILDING PERMIT / PLAN REVIEW / FIRE REVIEW	$ 349,676.72		
00650	AWWU	$ 15,000.00		
00650	PARKING RENTAL	$ 20,000.00		
00650	ROAD CLOSURE & TRAFFIC PERMITS	$ 100,000.00		
00650	ENSTAR	$ 5,000.00		
00650	ML&P FEES	$ 40,000.00		
	SUBTOTAL, FEES & PREMIUMS		**$625,673**	
	BOND			
	PERFORMANCE & PAYMENT BOND, IF REQUIRED	$ 229,834.00		
	SUBTOTAL, BOND PREMIUMS		**$229,834**	
	TOTAL, ESTIMATED CONSTRUCTION COST - CRITERION [08-27-2013]		**$29,751,107**	

01300	**JOB ADMINISTRATION**			$	3,766,738			
01310	**PROJECT DESIGN & ENGINEERING**	**1.0**	**Job**	**$**	**1,306,644**		**LS**	**34.69%**
01310	EXPLORATORY & ASBUILT WORK	1.0	Job	$	22,000		LS	0.58%
01310	PROJECT MANAGER	**13.0**	**Mo**	$	69,982	$5,383.25	per MO Project Manger	1.86%
01320	PROJECT SUPERVISION	**55.3**	**Wks**	$	229,437	$4,148.95	per WK Field Supervision	6.09%
01325	SAFETY PROGRAM MANAGER	13.0	Mo	$	34,551	$2,657.73	per WK Safety Program	0.92%
01330	PROJECT ENGINEER / SUBMITTALS / O&M's	13.0	Mo	$	28,094	$2,161.08	per MO Submittals	0.75%
01340	PROJECT COORDINATOR	13.0	Mo	$	10,797	$830.54	per MO Coordinating	0.29%
01350	EXPEDITING / PURCHASING	13.0	Mo	$	43,188	$3,322.17	per MO Expediting	1.15%
1400	**Q.C. / FIELD ENG'R.**							
01420	CONSTRUCTION STAKING & AS-BUILT PLOT PLAN	1.0	Job	$	8,000		LS	0.21%
01430	TESTING & SPECIAL INSPECTIONS	1.0	Job	$	80,000		LS	2.12%
1500	**TEMPORARY FACILITIES**							
01501	FIELD OFFICE	13.0	Mo	$	34,638	$2,664.43	per MO Field Office	0.92%
01501	TEMP CREW PARKING - USE GARAGE	0.0	Mo	$	-		n/a	0.00%
01502	PROJECT SIGNS	1.0	Ea	$	1,831	$1,830.54	per EA Project Sign	0.05%
01503	STORAGE CONTAINERS	2.0	Ea	$	3,000	$1,500.00	per EA Container	0.08%
01503	STORAGE AREA / SECURITY FENCE	600.0	Lf	$	7,292	$12.15	per LF Fencing	0.19%
01504	TEMPORARY TOILETS	13.0	Mo	$	13,650	$1,050.00	per MO Toilet	0.36%
01505	TEMP ELECTRIC SERVICE	1.0	Job	$	28,305		LS	0.75%
01506	ELECTRICITY	13.0	Mo	$	39,000	$3,000.00	per MO Electricity	1.04%
01507	TEMPORARY LIGHTS	13.0	Flrs	$	23,797	$1,830.54	oer MO Teno Lights	0.63%
01508	**TEMPORARY HEAT**	**8.0**	**Mo**	**$**	**154,577**	**$19,322.17**	**per MO Temp Heat**	**4.10%**
01509	TELEPHONES	13.0	Mo	$	4,550	$350.00	per MO Phones	0.12%
01510	TEMP WEATHER PROTECTION	6.0	Flrs	$	86,291	$14,381.77	per FLOOR Weather Protection	2.29%
01510	TEMP PEDESTRIAL WALKWAYS	1.0	Job	$	12,305		LS	0.33%
01511	SNOW REMOVAL	5.0	Mo	$	16,611	$3,322.17	per MO Snow Removal	0.44%
01512	CLEANUP PERIODIC	13.0	Mo	$	151,159	$11,627.58	per MO Periodic Cleanup	4.01%
01513	CLEANUP FINAL, INC. WINDOWS	1.0	Job	$	24,811		LS	0.66%

01514	SAFETY SUPPLIES	1.0	Job	$	8,000		LS	0.21%
01515	**MATERIAL HANDLING**	**13.0**	**Mo**	**$**	**215,941**	**$16,610.83**	**per MO Material Handling**	**5.73%**
01516	TRASH HAUL, DUMPSTER	13.0	Mo	$	49,313	$3,793.30	per MO Trash Handling	1.31%
1600	**EQUIPMENT**							
01610	CONSUMABLES	1.0	Job	$	18,000		LS	0.48%
01620	**SCAFFOLDING / MAN LIFTS**	**12.0**	**Mo**	**$**	**42,000**	**$3,500.00**	**per MO Scaffolding/Lifts**	**1.12%**
01630	JOB TRUCKS (PICKUP, FLATBED)	13.0	Mo	$	15,600	$1,200.00	per MO Job Truck	0.41%
01640	BOOM TRUCK	8.0	Mo	$	24,000	$3,000.00	per MO Boom Truck	0.64%
01640	FORKLIFT	10.0	Mo	$	30,000	$3,000.00	per MO Fork Lift	0.80%
01640	**AERIAL BOOM LIFT**	**12.0**	**Mo**	**$**	**96,000**	**$8,000.00**	**per MO Areial Boom Lift**	**2.55%**
01650	MISC RENTAL	13.0	Mo	$	6,500	$500.00	per MO Misc Maintenance	0.17%
01660	FUEL & MAINTENANCE	13.0	Mo	$	42,791	$3,291.62	per MO Fuel, Oil, Grease	1.14%
01670	**CRANE SERVICE**	**11.0**	**Mo**	**$**	**547,919**	**$49,810.83**	**per MO Tower Crane Rental**	**14.55%**
01680	**MAN / EQUIPMENT HOIST**	**7.0**	**Mo**	**$**	**201,521**	**$28,788.66**	**per MO Hoist**	**5.35%**
1800	**FREIGHT**							
01820	GENERAL OCEAN FREIGHT-SEA TO JOBSITE	4.0	Loads	$	26,000	$6,500.00	per LOAD Ocean Freight	0.69%
01860	MOBE / DEMOBE	1.0	Job	$	8,644		LS	0.23%
	GENERAL REQUIREMENTS, TOTAL			**$**	**3,766,738**			100.00%

ESTIMATE DETAIL BY DIVISION

Items highlighted in red text require further discussion and analysis

		DIVISION 02000, SITEWORK			$ 26,631,890.03				
02220		**ADDITIONAL ASBESTOS ABATEMENT - ALLOWANCE**	**1.00**	**Job**	**$ 300,000**		**LS**	**1.13%**	
		Existing LIO (6 levels + roof)	42,000.00	SF Levels		$5.43	per SF Floor		
		Existing Anchor Pub (2 levels + roof)	13,200.00	SF Levels		$5.43	per SF Floor		
02221		**DEMOLITION SUBCONTRACTOR - AK DEMO**	**1.00**	**Job**	**$ 2,017,727**		**LS**	**7.58%**	
		Existing LIO & Anchor Pub floors and roofs	55,200.00	SF Levels		$36.55	per SF Levels		
02221		TEMPORARY SHORING - BUILDING	1.00	Job	$ 53,222		LS	0.20%	
02221		TEMPORARY SHORING - GARAGE	1.00	Job	$ 61,527		LS	0.23%	
02221		ADDITIONAL DEMOLITION	6.00	Flrs	$ 52,832	$8,805.42	per EA Floor	0.20%	?
02221		HAUL OFF MISC DEMO DEBRIS	20.00	Lds	$ 26,644	$1,332.22	per EA Haul Load	0.10%	
02221		REMOVE FLOOR ADHESIVES	61,000.00	Sf	$ 41,047	$0.67	per SF Floor	0.15%	
02300		TRAFFIC CONTROL PLAN	1.00	Job	$ 36,305		LS	0.14%	?
02300		TRAFFIC CONTROL PLAN - FLAGGER	8.00	Mo	$ 106,309	$13,288.66	per EA Month	0.40%	?
02300		**SITE & UTILITY SUBCONTRACTOR - BCX**	**1.00**	**Job**	**$ 362,622**		**LS**	**1.36%**	
02316		TRENCHING FOR M & E INTERIOR BLDG	500.00	Lf	$ 3,826	$7.65	per LF Trench	0.01%	
02370		SWPPP MANAGEMENT / STREAT SWEEPING	7.00	Mo	$ 45,383	$6,483.25	per EA Month	0.17%	
02455		**H PILING & LAGGING (BASEMENT SHORING)**	**120.00**	**Lf**	**$ 571,933**	**$4,766.11**	**per LF Shoring**	**2.15%**	
02740		ASPHALT PAVEMENT @ ALLEY	4,000.00	Sf	$ 20,000	$5.00	per SF Alley Pavement	0.08%	
02740		ASPHALT PAVEMENT @ ROADS	4,000.00	Sf	$ 20,000	$5.00	per SF Road Pavement	0.08%	
02740		ASPHALT SEAL COAT PARKING GARAGE	40,300.00	Sf	$ 20,150	$0.50	per SF Seal Coat	0.08%	
02760		PAINT MARKINGS - GARAGE	120.00	Ea	$ 4,200	$35.00	per EA Car Parking Stall	0.02%	
02770		CURB & GUTTER PATCHES	120.00	Lf	$ 4,800	$40.00	per LF Curb & Gutter	0.02%	
02775		SIDEWALKS & PADS	3,800.00	Sf	$ 34,490	$9.08	per SF Concrete	0.13%	
02775		RAMP - GARAGE	4,000.00	Sf	$ 44,305	$11.08	per SF Garage Ramp Rehab	0.17%	
02820		FENCES & GATE - DUMPSTER ENCLOSURE	36.00	Lf	$ 7,310	$203.05	per LF Fencing	0.03%	
02820		GATES @ GARAGE RAMP	1.00	Job	$ 28,322		LS	0.11%	
02900		LANDSCAPE PLANTING	1.00	Job	$ 5,000		LS	0.02%	
02900		LANDSCAPE FURNISHINGS (BIKE RACK, BENCHES)	8.00	Ea	$ 9,329	$1,166.11	per EA Item	0.04%	
		DIVISION 02, TOTAL			$ 3,877,285	$59.65	Direct Cost per SF Project Area	14.56%	
		DIVISION 03000, CONCRETE							
00310		**FORMWORK**	**23,000.00**	**sfsa**	**$ 306,025**	**$13.31**	**per SFA Forms**	**1.15%**	
03200		REINFORCING - PURCHASE	190,000.00	lb	$ 142,500	$0.75	per LB Reinforcing, Purchase	0.54%	
03200		REINFORCING PLACE REBARR	100.00	ton	$ 90,000	$900.00	per TON Rebar, Place	0.34%	
03200		REINFORCING PLACE WWF	24,572.00	sf	$ 14,931	$0.61	per SF Wire Mesh, Place	0.06%	
03300		PLACE FOOTING, WALLS, GRADE BEAMS	582.00	cy	$ 117,733	$202.29	per CY Concrete, Place	0.44%	

Bratslavsky CONSULTING ENGINEERS INC

ESTIMATE DETAIL BY DIVISION

Items highlighted in red text require further discussion and analysis

03300		PLACE CONCRETE BALLAST SOG	580.00	cy	$	117,329	$202.29	per CY Concrete, Place	0.44%	
03300		PLACE CONCRETE ON GRADE/DECKS/INFILLS	362.00	cy	$	84,366	$233.05	per CY Concrete, Place	0.32%	
03300		PLACE & FINISH STAIRS & LANDINGS	30.00	cy	$	23,675	$789.16	per CY Concrete, Place	0.09%	
03300		PLACE HOUSEKEEPING PADS	30.00	cy	$	11,675	$389.16	per CY Concrete, Place	0.04%	
03300		EDGE OF DECK INFILL	30,000.00	sf	$	36,916	$1.23	per SF Deck Edge (?)	0.14%	
03300		PLACE MISC. CONC	50.00	cy	$	18,708	$374.16	per CY Concrete, Place	0.07%	
03300		GARAGE - UPGRADES	1.00	Job	$	196,108		LS	0.74%	?
03350		FINISH CONCRETE SLABS	24,572.00	sf	$	36,858	$1.50	per SF Concrete Finishes	0.14%	
03390		CURING / SEALING	24,572.00	sf	$	3,269	$0.13	per SF Curing	0.01%	
03600		GROUT COLUMN BASES	20.00	ea	$	2,661	$133.05	per EA Grout	0.01%	
03151		SAWCUT CONTROL JOINTS	1,550.00	lf	$	5,281	$3.41	per LF Sawcut	0.02%	
03050		EPOXY BOLTS	1.00	Job	$	139,581		LS	0.52%	?
03050		EMBEDDED ITEMS	1.00	Job	$	24,611		LS	0.09%	
03050		ANCHOR BOLTS & TEMPLATES	120.00	ea	$	7,983	$66.53	per EA Set	0.03%	
		DIVISION 03, TOTAL			$	1,380,210	$21.23	Direct Cost per SF Project Area	5.18%	
		DIVISION 05000, METALS								
05090		WELDING ROD, GAS, BOLTS, SUPPLIES	1.00	Job	$	2,500		LS	0.01%	
05100		**STRUCTURAL STEEL FABRICATION**	**44,000.00**	**lbs**	**$**	**660,000**	**$15.00**	**per LB Steel**	**2.48%**	
05100		**BUCKLING RESTRAINT BRACES**	**104.00**	**ea**	**$**	**329,101**	**$3,164.43**	**per EA Brace**	**1.24%**	
05100		STAIRWELLS	1.00	ea	$	35,000		LS	0.13%	
05100		STRUCTURAL STEEL ERECTION	27,572.00	sf	$	248,148	$9.00	per SF Deck Area	0.93%	
05100		STRUCTURAL STEEL DECKING PURCHASE	27,572.00	sf	$	82,716	$3.00	per SF Deck, Purchase	0.31%	
05100		**STRUCTURAL STEEL UPGRADES**	**1.00**	**Job**	**$**	**282,719**		**LS**	**1.06%**	
05100		SHIP STRUCTURAL STEEL	22.00	lds	$	143,000	$6,500.00	per EA Haul Load	0.54%	
05200		STEEL ROOF JOISTS	5,600.00	sf	$	33,600	$6.00	per SF Roof	0.13%	
05200		SHIP ROOF JOIST & DECK	5.00	lds	$	39,000	$7,800.00	per EA Haul Load	0.15%	
05400		**COLD-FORMED METAL FRAMING**	**21,800.00**	**lf**	**$**	**278,643**	**$12.78**	**per LF Metal Framing**	**1.05%**	
05500		WELDED REBAR @ POUR STOP	700.00	ea	$	18,034	$25.76	per EA Pour Stop	0.07%	
05500		ANGLES OPENING THROUGH DECK	1.00	Job	$	8,483		LS	0.03%	
05500		ANGLES AT ELEVATOR PITS	3.00	ea	$	1,897	$632.22	per EA Angles	0.01%	
05500		MISC. FABRICATED METALS	1.00	Job	$	9,153		LS	0.03%	
05500		HANDRAILS	600.00	lf	$	22,983	$38.31	per LF Railings	0.09%	
05500		TEMPORARY GUARD RAILS	2,400.00	lf	$	16,577	$6.91	per LF Temp Guard Rails	0.06%	
		DIVISION 05, TOTAL			$	2,211,554	$34.02	Direct Cost per SF Project Area	8.30%	

ESTIMATE DETAIL BY DIVISION

Items highlighted in red text require further discussion and analysis

	DIVISION 06000, WOOD AND PLASTIC								
06100	CURBS CANTS BLOCKING	4,000.00	bf	$	25,289	$6.32	per BF Cant	0.09%	
06160	SHEATHING - DATA BOARDS	280.00	sf	$	861	$3.08	per SF Sheathing	0.00%	
06160	SHEATHING -PARAPETS	1,800.00	bf	$	5,897	$3.28	per BF? Sheathing	0.02%	
06160	SHEATHING	1,700.00	sf	$	5,910	$3.48	per SF Sheathing	0.02%	
06200	MODULAR ART WALL	0.00	ea	$	-		(not included)	0.00%	
06200	CUSTOM FLOOR BASE	3,000.00	lf	$	117,207	$39.07	per LF Floor Base	0.44%	?
06410	CUSTOM CASEWORK - SECURITY DESK	1.00	Job	$	21,661		LS	0.08%	
06410	CUSTOM CASEWORK - ALLOWANCE	1.00	Job	$	137,458		LS	0.52%	?
06410	SOLID SURFACE @ RESTROOMS	120.00	lf	$	30,384	$253.20	per LF Countertops, etc.	0.11%	
06600	FRP PANELS - JANITOR CLOSETS	900.00	sf	$	6,514	$7.24	per SF FRP	0.02%	
	DIVISION 06, TOTAL			$	351,181	$5.40	Direct Cost per SF Project Area	1.32%	
	DIVISION 07000, THERMAL AND MOISTURE								
07110	FOUNDATION MEMBRANE - E/P	0.00	sf	$	-		n/a	0.00%	
07110	DAMP PROOFING - E/P	0.00	sf	$	-		n/a	0.00%	
07210	FOUNDATION INSULATION - E/P	0.00	sf	$	-		n/a	0.00%	
07210	GARAGE RAMP	4,000.00	sf	$	8,892	$2.22	per SF Board Insulation	0.03%	
07210	SIDEWALK INSULATION	2,000.00	sf	$	4,446	$2.22	per SF Board Insulation	0.02%	
07210	BUILDING INSULATION - COR ACOUSTICAL	38,500.00	sf	$	57,750	$1.50	per SF Corridor Sound Batt	0.22%	
07260	BUILDING INSULATION - EXTERIOR WALL	32,000.00	sf	$	64,000	$2.00	per SF Exterior Wall	0.24%	
07260	AIR BARRIERS	15,100.00	sf	$	22,241	$1.47	per SF Wall	0.08%	
07400	COVER UTILITY SOFFIT PANELS	1,280.00	sf	$	46,905	$36.64	per SF Soffit	0.18%	
07400	**METAL SIDING PANELS**	**15,100.00**	**sf**	**$**	**552,824**	**$36.61**	**per SF Exterior Wall**	**2.08%**	
07400	MECHANICAL ROOM PANELS	3,240.00	sf	$	215,819	$66.61	per SF Mech Penthouse Wall	0.81%	
07500	**MEMBRANE ROOFING ALLOWANCE - E/P**	**1.00**	**Job**	**$**	**375,000**		**LS**	**1.41%**	
07600	FLASHING & SHEET METAL TRIM	4,000.00	lf	$	29,967	$7.49	per LF Flashing/Trim	0.11%	
07800	FIRE STOPING-SAFING @ PENETRATIONS	400.00	ea	$	18,611	$46.53	per EA Firestop	0.07%	
07800	FIRE STOPING-PERIMETER ANGLES	3,690.00	lf	$	60,449	$16.38	per LF Perimeter	0.23%	
07800	SPRAY FIREPROOFING - BRADSHAW	68,848.00	sf	$	189,332	$2.75	per SF Project Area	0.71%	
07900	CAULKING & SEALANTS - INTERIORS	1.00	Job	$	3,722		LS	0.01%	
07900	CAULKING & SEALANTS - EXTERIORS	1.00	Job	$	7,444		LS	0.03%	
	DIVISION 07, TOTAL			$	351,181	$5.40	Direct Cost per SF Project Area	1.32%	
	DIVISION 08000, DOORS AND WINDOWS								

08100	HM FRAMES & DOORS	95.00	ea	$	215,121	$2,264.43	per EA Door incl Hardware	0.81%	
08310	ACCESS DOORS	20.00	ea	$	2,361	$118.05	per EA Access Door	0.01%	
08400	FORMS AND SURFACE GLASS ALLOWANCE	1,500.00	sf	$	124,958	$83.31	per SF Allowance ?	0.47%	?
08800	GLASS & GLAZING	1.00	Job	$	6,658	$6,657.73	LS	0.02%	
08900	EXTRUDED ALUMINUM SILLS	0.00	lf	$	-		not used	0.00%	
08900	CANOPIES	1.00	Job	$	15,831	$15,830.54	LS	0.06%	
08900	**GLAZED CURTAIN WALL & ALUMINUM ENTRANCES**	**1.00**	**Job**	**$**	**2,103,322**	**$2,103,322.17**	**LS**	**7.90%**	
	DIVISION 08, TOTAL			$	2,468,251	$37.97	Direct Cost per SF Project Area	9.27%	
	DIVISION 09000, FINISHES								
09100	METAL STUDS -FURRING INTERRIOR	51,486.00	lf	$	188,279	$3.66	per SF Furring	0.71%	
09100	**METAL STUDS - PARTITION INTERIOR**	**111,119.00**	**lf**	**$**	**445,242**	**$4.01**	**per LF Partitions**	**1.67%**	
09120	GYP CEILING SUSPENSION SYSTEMS	18,298.00	sf	$	130,880	$7.15	per SF Ceiling Suspension	0.49%	?
09260	**GWB - STOCK & HANG**	**298,830.00**	**sf**	**$**	**397,606**	**$1.33**	**per SF GWB**	**1.49%**	
09260	EXTERIOR GYP	15,100.00	sf	$	34,897	$2.31	per SF Exterior Wall	0.13%	
09260	SHAFT WALL	14,000.00	sf	$	102,510	$7.32	per SF Elevator Shaft	0.38%	
09260	TILE BACKER	2,224.00	sf	$	7,175	$3.23	per SF Tile Area	0.03%	
09300	TILE - ALLOWANCE	1.00	Job	$	201,661	$201,661.08	LS	0.76%	?
09510	**CEILINGS ALLOWANCE**	**50,000.00**	**sf**	**$**	**260,382**	**$5.21**	**per SF Allowance**	**0.98%**	
09640	FLOOR PREP	60,000.00	sf	$	52,832	$0.88	per SF Floor	0.20%	
09680	**FLOORING - ALLOWANCE**	**60,000.00**	**sf**	**$**	**409,983**	**$6.83**	**per SF Floor**	**1.54%**	
09680	ENTRY FLOOR SYSTEM	1.00	Job	$	18,322	$18,322.17	LS	0.07%	
09900	**PAINTING & TAPING**	**1.00**	**Job**	**$**	**452,627**	**$452,626.71**	**LS**	**1.70%**	
09900	PAINTING - GARAGE	1.00	Job	$	66,729	$66,729.08	LS	0.25%	
09950	WALLCOVERINGS - RESTROOM ALLOWANCE	10,780.00	sf	$	86,240	$8.00	per SF Restroom Wall	0.32%	
09950	WALLCOVERINGS FANCY - ALLOWANCE	770.00	sf	$	57,750	$75.00	per SF Special Coverings	0.22%	
	DIVISION 09, TOTAL			$	2,913,117	$44.82	Direct Cost per SF Project Area	10.94%	
	DIVISION 10000, SPECIALTIES								
10200	LOUVERS & VENTS	32.00	ea	$	8,515	$266.11	per EA Opening	0.03%	
10300	PROJECTOR SCREENS	3.00	ea	$	29,492	$9,830.54	per EA Projector	0.11%	
10400	INTERIOR SIGNAGE	120.00	ea	$	36,733	$306.11	per EA Interior Sign	0.14%	
10400	EXTERIOR SIGNAGE	1.00	ea	$	10,831	$10,830.54	LS	0.04%	
10520	FIRE EXTINGUISHERS	28.00	ea	$	10,951	$391.11	per EA Extinguisher	0.04%	
10520	KNOX BOX	1.00	ea	$	686	$686.11	per EA Knox Box	0.00%	

10651		OPERABLE FOLDING WALL	2.00	ea	$	73,322	$36,661.09	per Operable Wall	0.28%	
10800		TOILET & BATH ACCESSORIES	261.00	pcs	$	61,955	$237.37	per Restroom Accessory	0.23%	
		DIVISION 10, TOTAL			$	232,485	$3.58	Direct Cost per SF Project Area	0.87%	
		DIVISION 12000, FURNISHINGS								
12400		APPLIANCES - EXCLUDED	0.00	Job	$	-		(not included)	0.00%	
12400		MECHO SHADES ALLOWANCE - COMMERCIAL	1.00	Job	$	156,606	$156,606.08	LS	0.59%	?
12400		**GLASS WALL SYSTEMS - ALLOWANCE**	**1.00**	**Job**	**$**	**654,983**	**$654,983.25**	**LS**	**2.46%**	**??**
12400		EMBED FLOOR CLOSER FOR KI	0.00	ea	$	-		(not included)	0.00%	
12400		STOCK KI WALLS	6.00	ea	$	29,416	$4,902.71	per EA Stock Wall	0.11%	
		DIVISION 04, TOTAL			$	841,006	$12.94	Direct Cost per SF Project Area	3.16%	
		DIVISION 14000, CONVEYING SYSTEMS								
14200		**ELEVATORS - PASSENGER W/ GLASS BACK**	**2.00**	**ea**	**$**	**466,644**	**$233,322.17**	**per EA Elevator**	**1.75%**	
14200		ELEVATORS - PASSENGER (BASEMENT)	1.00	Job	$	78,322	$78,322.17	per EA Elevator	0.29%	
14600		ELEVATOR HOIST WAY BEAM	3.00	ea	$	4,490	$1,496.65	per EA Hoist Beam	0.02%	
14600		ELEVATOR WORK PLATFORMS	3.00	ea	$	10,480	$3,493.30	per EA Work Platform	0.04%	
14600		ELEVATOR TEMPORARY GUARD RAILS	16.00	ea	$	8,787	$549.16	per EA Temp Guard Rail	0.03%	
14600		PIT LADDER	2.00	ea	$	1,832	$916.11	per Ladder	0.01%	
		DIVISION 14, TOTAL			$	570,555	$8.78	Direct Cost per SF Project Area	2.14%	
		DIVISION 15000, MECHANICAL								
15000		**MECHANICAL DESIGN BUILD ALLOWANCE**	**1.00**	**Job**	**$**	**3,502,108**	**$3,502,108.25**	**LS**	**13.15%**	
15000		CONTROL WIRING	1.00	Job	$	100,000	$100,000.00	LS	0.38%	
15000		SNOW MELT	1.00	Job	$	185,831	$185,830.54	LS	0.70%	?
15300		**FIRE PROTECTION - CHINOOK**	**1.00**	**Job**	**$**	**305,500**	**$305,500.00**	**LS**	**1.15%**	
15300		FM 200 DATA ROOM	1.00	Job	$	25,831	$25,830.54	LS	0.10%	
15300		FIRE TANKS AND PUMPS EXCLUDED	0.00	Job	$	-		(excluded)	0.00%	
		DIVISION 15, TOTAL			**$**	**4,119,269**	**$63.37**	**Direct Cost per SF Project Area**	**15.47%**	
		DIVISION 16000, ELECTRICAL								
16000		**ELECTRICAL ENGINEERING & MANAGEMENT**	**1.00**	**Job**	**$**	**319,329**	**$319,329.41**	**LS**	**1.20%**	
16000		**MDP/PANELS/BUSE DUCT/FEEDERS**	**1.00**	**Job**	**$**	**350,000**	**$350,000.00**	**LS**	**1.31%**	

16000		**POWER - (OUTLETS) ALLOWANCE**	**1.00**	**Job**	**$**	**367,200**	**$367,200.00**	**LS**	**1.38%**	
16000		**LIGHTING ROUGH IN**	**1.00**	**Job**	**$**	**275,000**	**$275,000.00**	**LS**	**1.03%**	
16000		**LIGHT FIXTURES ALLOWANCE**	**1.00**	**Job**	**$**	**750,000**	**$750,000.00**	**LS**	**2.82%**	
16000		**DATA ALLOWANCE**	**1.00**	**Job**	**$**	**250,000**	**$250,000.00**	**LS**	**0.94%**	
16000		**FIRE ALARM / SECURITY**	**1.00**	**Job**	**$**	**397,400**	**$397,400.00**	**LS**	**1.49%**	
16000		VIDEO CONFERENCE - ALLOWANCE	1.00	Job	$	45,000	$45,000.00	LS	0.17%	
16000		GENERATOR	1.00	Job	$	146,000	$146,000.00	LS	0.55%	
16000		PARKING GARAGE - ALLOWANCE	1.00	Job	$	34,500	$34,500.00	LS	0.13%	
16000		LIGHTING CONTROL	1.00	Job	$	120,000	$120,000.00	LS	0.45%	
		DIVISION 16, TOTAL			**$**	**3,054,429**	**$46.99**	**Direct Cost per SF Project Area**	**11.47%**	

Bratslavsky CONSULTING ENGINEERS INC

Appendix C

Photo 1: Ariel View #1

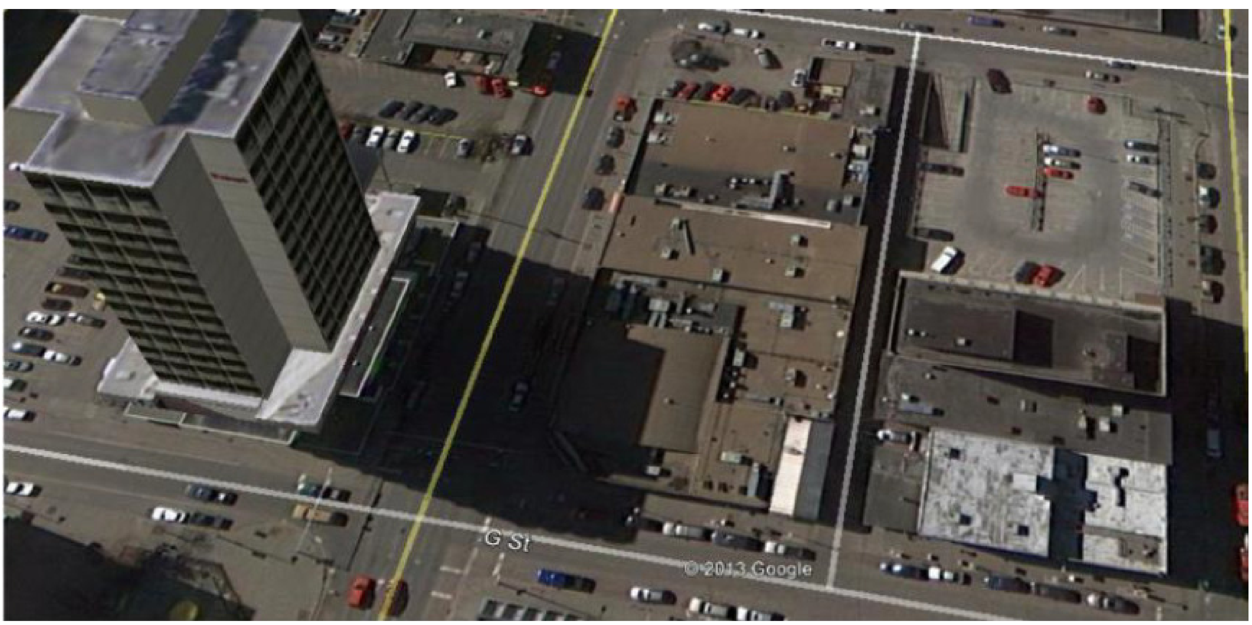

Photo 2: Ariel View #2

Photo 3: Ariel view #3 Roof and Parking Lot

Photo 4: Ariel View #4 Anchor Pub and LIO Roofs

Photo 5: Ariel View #5 LIO Roof

Photo 6: North Elevation

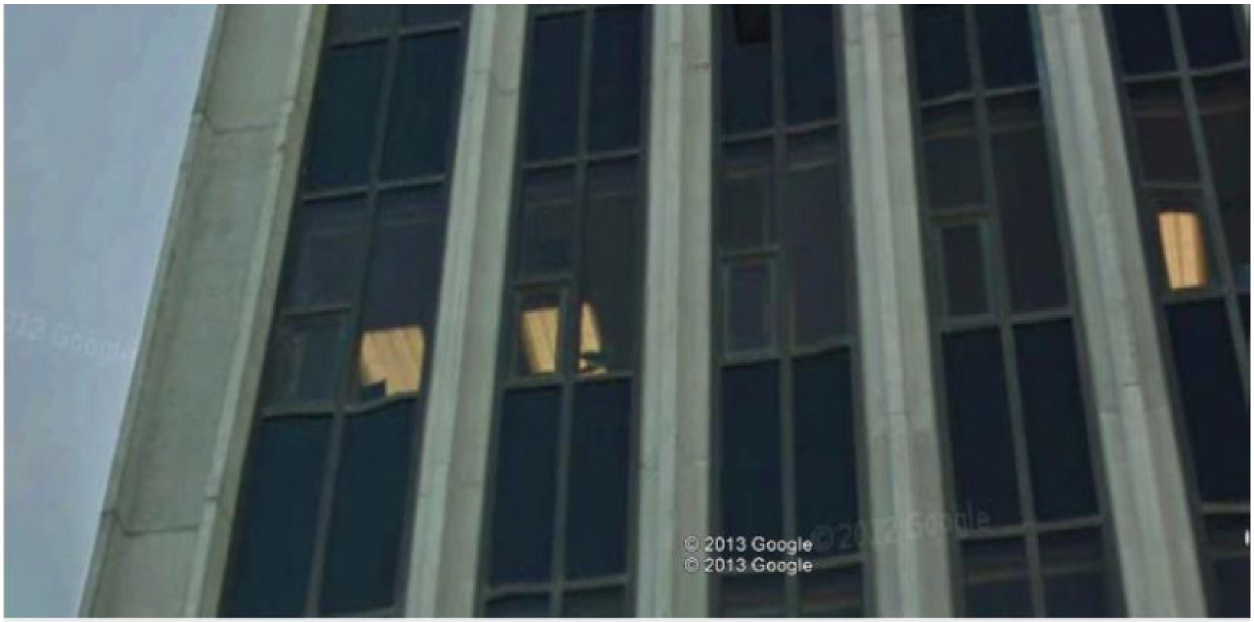

Photo 7: North Elevation Close Up

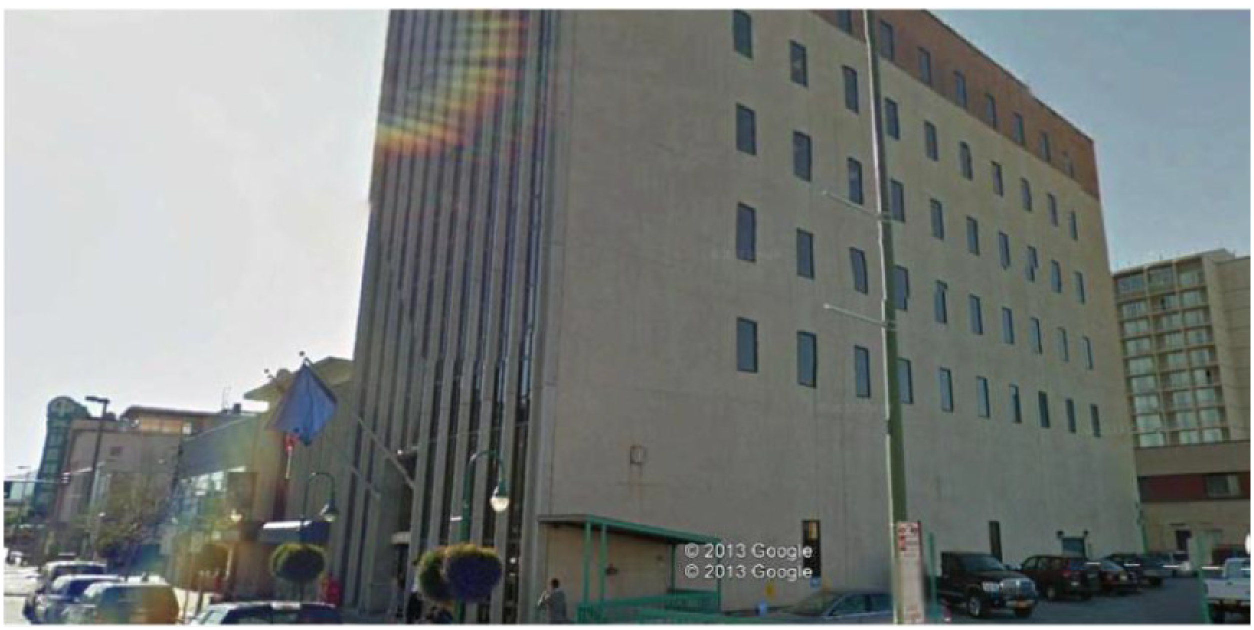

Photo 8: Northwest Elevation

Photo 9: West Elevation

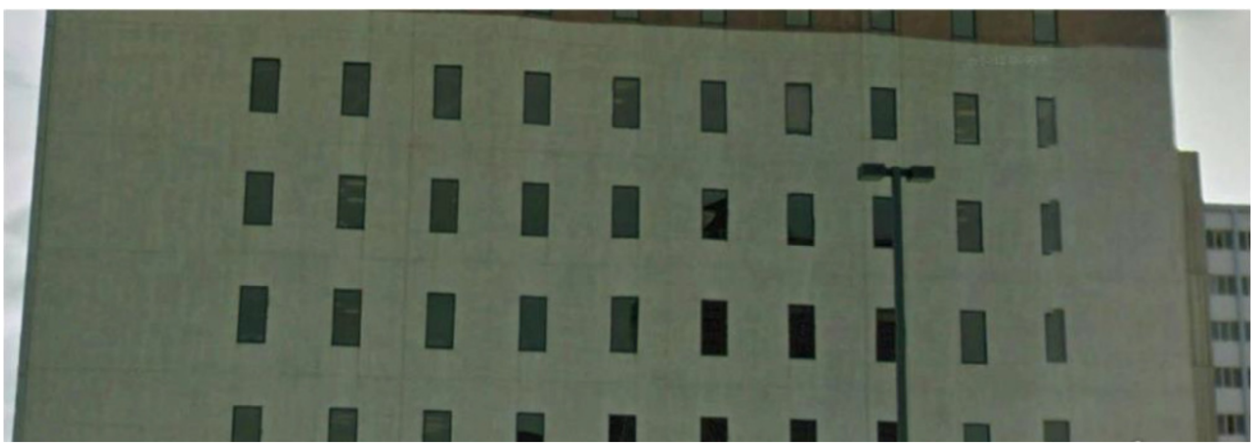

Photo 10: West Elevation Close up

Photo 11: West Elevation closer up

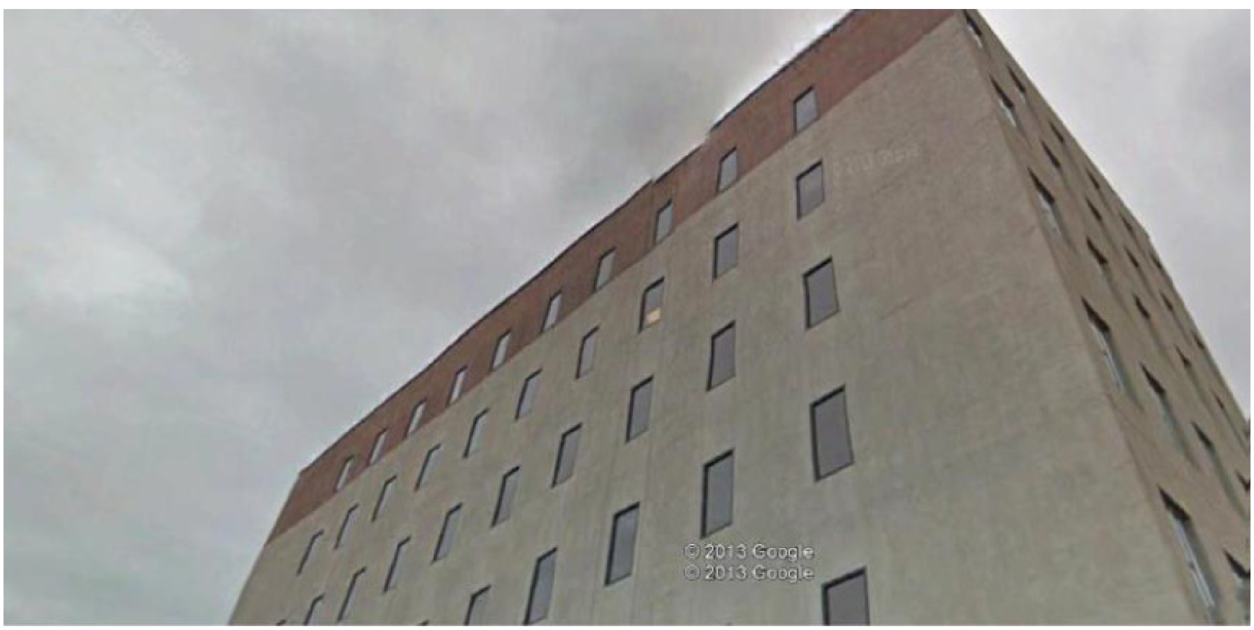

Photo 12: Southwest Corner looking up

Photo 13: South elevation looking up

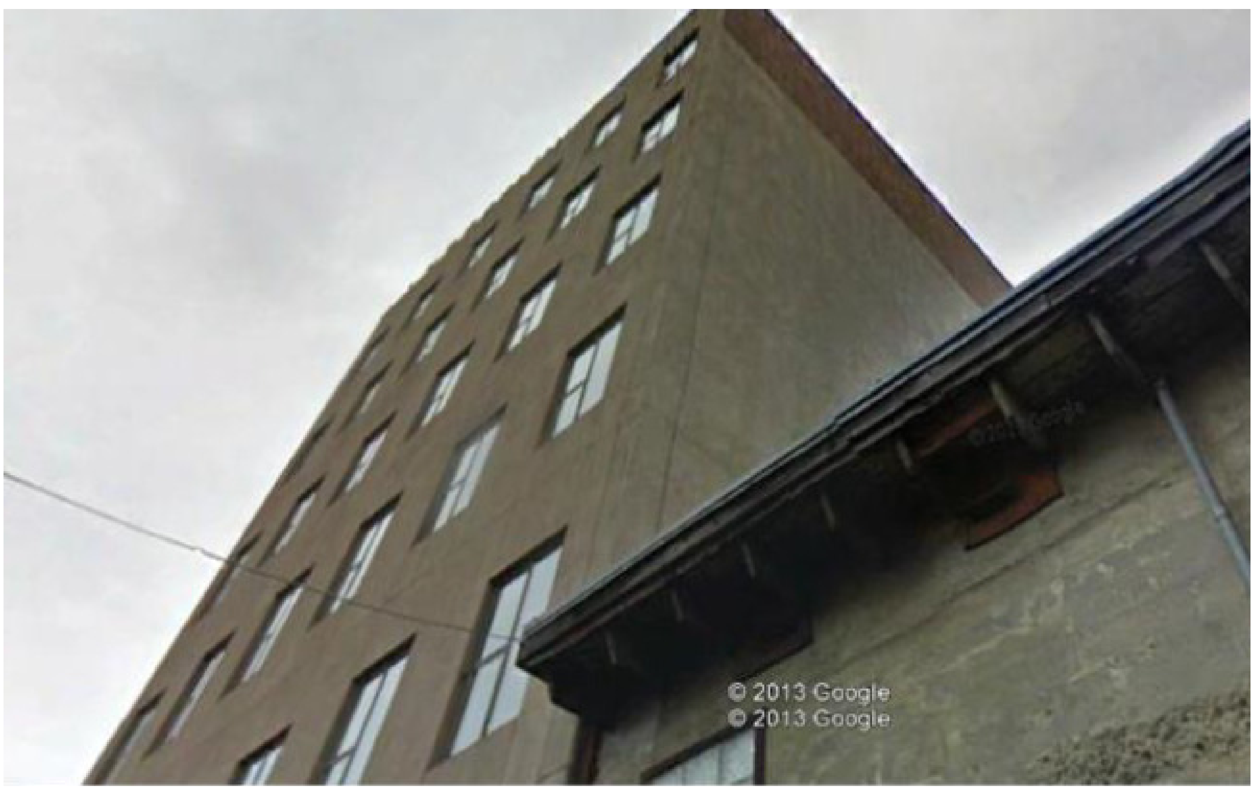

Photo 14: Southwest corner looking up

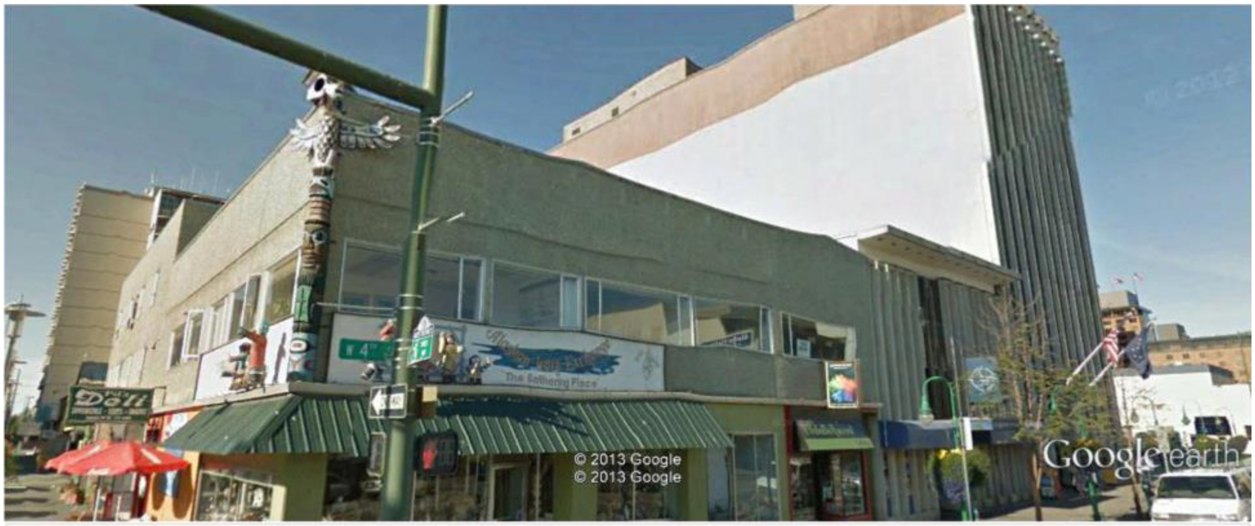

Photo 15: Northeast Elevation

Photo 16:Parking Lot

Photo 17: Parking Ramp

Photo 18: Parking Ramp and West Elevation

Photo 19: Parking Garage Entrance

Photo 20: Parking Ramp and Alley

Photo 21: Parking Garage Close up

Photo 22: West elevation from G street

Photo 23: Fourth Ave looking east

Photo 24: Fourth Ave looking west

Photo 25: Looking North Along G Street

Photo 26: Looking South Along G Street

Photo 27: Alley view behind LIO

Photo 28: Utilities in Alley behind LIO

Photo 29: South Wall of Anchor Pub

Photo 30: South End of Anchor Pub Building

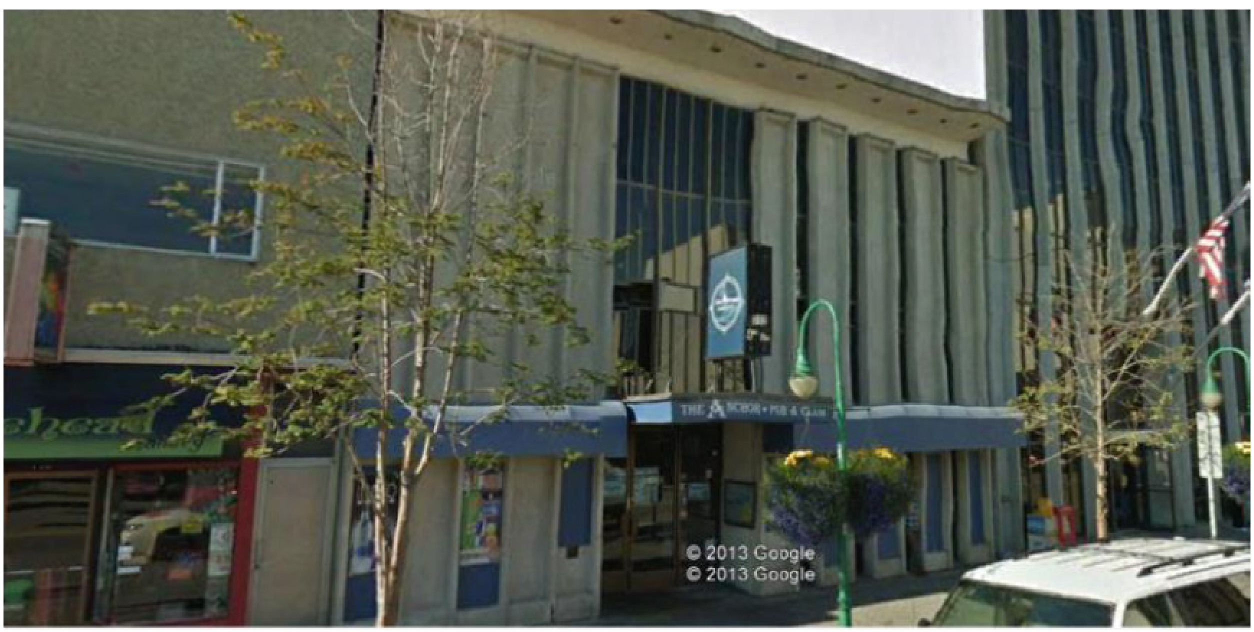

Photo 31: Anchor Pub Entrance

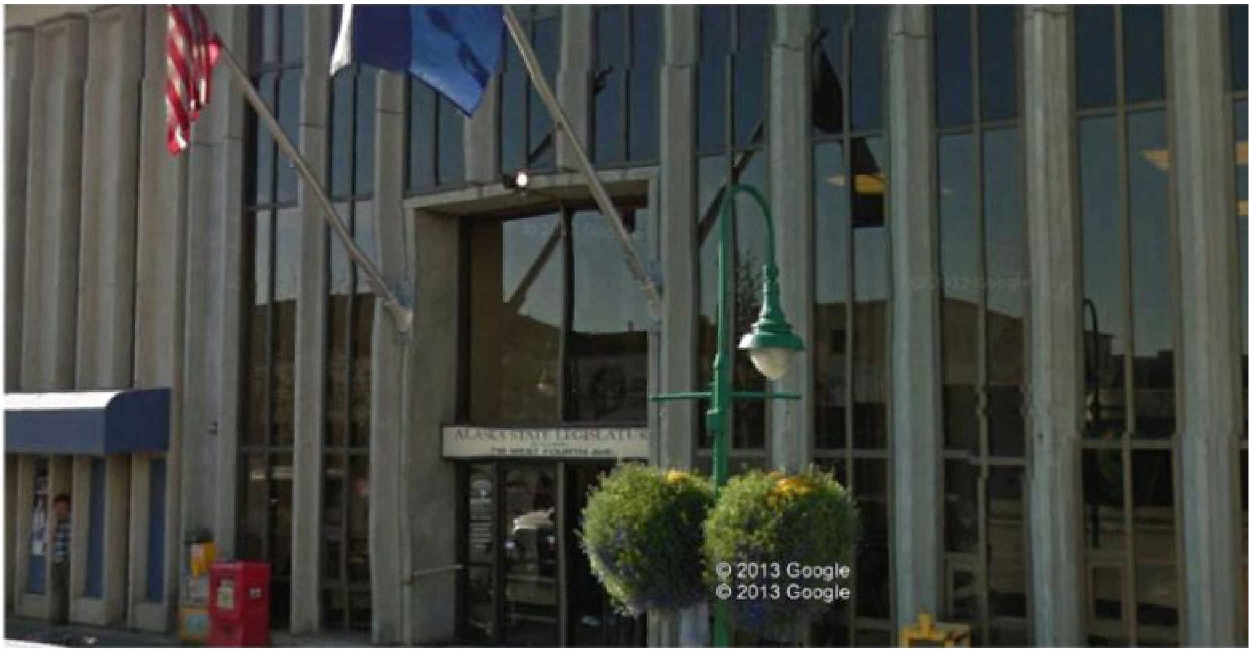

Photo 32: LIO Entrance